

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 9 December 2025

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: J. Battrick, J. Davies, L. Davies, I. Fordham (to Minute Number PC26/040), J. Hood (to Minute Number PC26/040), R. Kenney (to Minute Number PC26/040), P. Leason, J. Metters, J. Powell, N. Powell, C. Thornicroft and R. Townsend

Officers: L. Trigg (attended the meeting virtually on Teams), R. Edwards and T. Williams

ABSENT: Councillors: A. Best, A. Burgess, K. Dawson, B. Kenney, A. Mottershead

PC26/037 Apologies

Apologies were received from Councillors: A. Best, A. Burgess, K. Dawson, B. Kenney and A. Mottershead

PC26/038 Declarations of Interest and Requests for Dispensations

Councillor R. Kenney advised the Committee that, as a member of Stafford Borough Council's Planning Committee, he would retire from the meeting prior to the discussion of planning application 25/41229/OUT (Land off Eccleshall Road, Stone). Minute Reference PC26/041.

Councillor J. Hood advised the Committee that, as a member of Stafford Borough Council's Planning Committee, she would retire from the meeting prior to the discussion of planning application 25/41229/OUT (Land off Eccleshall Road, Stone). Minute Reference PC26/041.

Councillor I. Fordham advised the Committee that, as a member of Stafford Borough Council's Planning Committee, he would retire from the meeting prior to the discussion of planning application 25/41229/OUT (Land off Eccleshall Road, Stone). Minute Reference PC26/041.

PC26/039 Representations from Members of the Public

None

PC26/040 Minutes

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on

4 November 2025, Minute Numbers PC26/031 – PC26/036), be approved as a correct record.

Councillors I. Fordham, J. Hood and R. Kenney left the Council Chamber and meeting (Prior to agenda item 5. Minute Number PC26/041).

PC26/041

Planning Applications

Application Number – 25/41229/OUT

Applicant – Bloor Homes Ltd, Mr Bryan Deane and Mr Roger Deane

Location – Land off Eccleshall Road, Stone

Development – Outline planning application with all matters reserved (except for principal means of access) for development comprising up to 510 residential dwellings (Use Class C3), specialist housing for older people (Use Class C2 or C3) and first school (Use Class F.1), with associated open space, landscaping and other associated works including infrastructure, earthworks and drainage.

Observations: The Town Council strongly objects to this planning application and supports the points of concern raised by local people and consultee agencies/organisations.

The Town Council asks that the grounds detailed in its representations dated 10 October 2025, in response to planning application 25/40959/OUT (for the erection of 240 residential dwellings on land off Eccleshall Road), and grounds detailed in its representation dated 11 November 2025, in response to planning application 25/41057/OUT (for the erection of 140 dwellings on land at Marlborough Road, Walton) are restated and that the relevant objections are recorded against this newest planning application, reference number 25/41229/OUT.

The observations previously given in response to planning application 25/40959/OUT are as follows:

- The development proposal will put strain on the existing infrastructure in Stone including roads, utilities, schools and healthcare which will not be able to keep pace with demand for the services. For example, there are currently only two GP practices delivering primary healthcare services in the town and around four dental practices.

The Town Council would like to be consulted on the infrastructure that Section 106 monies may support.

Staffordshire County Council project there will be an insufficient number of school places in the local area to mitigate the impact of the development at first phase education.

- The development proposal will lead to significantly higher volumes of traffic, congestion and corresponding poor air quality/pollution, particularly along the Eccleshall Road. There is already significant traffic congestion here at peak times.

- Support for Severn Trent Water Authority's request for a holding objection as the proposal may have a detrimental impact on the surrounding Network and Treatment works, with the potential to cause flooding or pollution. Sewer outflows or spills into the River Trent and its tributaries are already a big concern.
- Support for the Environment Agency's observations about potential contamination from a previous landfill site situated within the development boundary.
- The development site is located within the 'Zone of Influence' of the Cannock Chase Special Area of Conservation creating the risk of increased recreational pressure, requiring appropriate mitigation.
- Support of Staffordshire County Council's observations that insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. The County is also concerned about the proposed connection with the Fillybrooks and risks of flooding.
- Support of Active Travel England's observations not to support the application without further assessment, evidence, revisions and dialogue as set out in their representation.
- There appears to be no evidence that disabled access and adequate parking provision has been incorporated into the design to ensure the lifespan of the development extends to 2125 as suggested by the applicant.
- Stone has already been the subject of large scale residential development in recent years, especially in the area off the Eccleshall Road.

Another new planning application has recently been submitted to Stafford Borough Council for a housing development in Marlborough Road. Adding two new sizeable developments in this area will amount to overdevelopment and have a big negative impact on residential amenity.

Concern is expressed that the Government is giving the green light to large scale development with insufficient consideration to local communities.

There is the potential for over subscription of planning applications in the Stafford Borough, inflicting undesirable issues within Stone.

- Some major changes to the town are happening piecemeal without consideration for interconnectivity to infrastructure and the shape of the town, making it difficult to manage public transport and access in outlying areas.

The observations previously given in response to planning application 25/41057/OUT are as follows:

- The Walton side of Stone town has already been subject to major housing development in the form of Udall Grange and now has three new planning applications pending for the further development of nearly 1000 homes (25/40959/OUT, 25/41057/OUT and 25/41229/OUT).
- The two largest of the three new planning applications will rely on the Eccleshall Road for access and this smaller development (of 140 homes) will be accessed through an existing residential area.

The development proposal will have only one access point in and out through Marlborough Road which is a quiet residential road. Beyond Marlborough Road traffic will have just two exit points onto the main road via Pirehill Lane (which is already difficult to exit at busy times) or a detour through the housing estate on to Tilling Drive. Higher volumes of general residential traffic on these routes will impact the health and safety of children at local schools.

- Heavy construction vehicles and new residential traffic will be driving along Marlborough Road and directly past two schools.

There appears to be no consideration for existing local communities and preserving neighbourhood amenity where residents have lived peaceably in their homes for many years.

- It is extremely concerning that these large scale planning applications are coming through to the Planning Department separately with the possibility that an application could be approved without consideration for the totality of what is happening to the town in terms of housing density and the call on services. Development on this scale is significantly changing the shape of the town making it difficult for existing services to adequately support new homes.

The Town Council would also add the following observations/points of objection in response to this planning application, reference 25/41229/OUT:

- There have already been four applications/proposals for large scale housing development on the western side of Stone in recent years, namely: Udall Grange comprising 478 homes, Langdon Green comprising 80 homes, Land at Marlborough Road with 140 homes and Land off Eccleshall Road with 240 homes. Adding this latest and largest application for 510 residential dwellings represents overdevelopment and collectively equates to a small village with one main access route in and out.
- The existing infrastructure in Stone will not support development on this scale and the planning application does not address or mitigate the impact on local services such as roads, connections to the sewage/drainage network, education and schooling, GP and primary

care services as well as pressures on other facilities and amenities in the town.

These applications appear to focus on the development side and on the benefits to new residents, but are weak on solutions to mitigate the impact on existing neighbouring residents and wider communities in Walton and Stone.

Town Councillors have consulted as many residents as possible about the development proposals and have not spoken to a single person who is in support of them and doesn't have concerns about the pressures placed on existing infrastructure and public services.

- Concern is expressed about references to drainage from the land into a subsidiary of Fillybrooks. The brook is already flooding downstream in times of heavy rain. Severn Trent Water Authority are noted to have serious doubts about the proposal and recommend the application is deferred.
- Staffordshire County Council suggests the developer would have to fund the whole of the school construction at a cost of £7.1million unless the other two developments are in agreement where S.106 money can be used. This is concerning as the school may not be a feasible proposition.

The development proposal incorporates the construction of a primary school but there is only one secondary school in Stone which is believed to be at capacity. The additional number of new homes from all planning applications will impact the demand for secondary school provision as well as primary.

- The plans make reference to the development having a special focus on housing for older people but there is no specific detail referencing disabled access, pedestrian connectivity or access to services.
- Access to GP services will become more difficult as the town expands. GP practices are overwhelmed as it is and there is already a recruitment issue nationally.
- It is suggested the recent developments are being proposed when the Local Plan is under review which makes the applications feel opportunistic. The Local Plan should provide for the infrastructure to support the numbers of houses that need to be built. These developments are not supported by an infrastructure plan as far as Councillors can see.
- The Town Council supports the objections raised by consultee, Active Travel, relating to the impact on transportation including roads, motor vehicles, bicycles and pedestrians. The current proposal will force traffic on to the Eccleshall Road because of the lack of pedestrian and cycle connectivity.

- Active Travel is concerned about accessibility to shops, GPs and other public services suggesting that residents may have less opportunity for mobility, leading to isolation.
- There is a need to understand what is happening with the potential new Meecebrook Garden Settlement (which may support 6,000 homes) before adding more pressure to Stone in an unplanned way.

Application Number – 25/41359/FUL

Applicant – Mr S. Virani, Crown Property Services

Location – Former Maltings, 2 Crown Street, Stone

Development – Urgent structural works to dangerous structure

25/00180/DANSTR comprising partial demolition/renewal to stabilise west flank wall, with associated repairs and alterations.

Observations: The Town Council welcomes this development proposal and urges the applicant to proceed with the works as quickly as possible. The closure of Adies Alley has had a long term negative impact on business owners, residents and the general public who have been unable to access shops on the Alley and the High Street, directly from Crown Street.

The Town Council asks that all materials used are in keeping with the fabric and heritage of the building.

Application Number – 25/41360/LBC

Applicant – Mr S. Virani, Crown Property Services

Location – Former Maltings, 2 Crown Street, Stone

Development – Urgent structural works to dangerous structure

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Observations: The Town Council welcomes this development proposal and urges the applicant to proceed with the works as quickly as possible. The closure of Adies Alley has had a long term negative impact on business owners, residents and the general public who have been unable to access shops on the Alley and the High Street, directly from Crown Street.

The Town Council asks that all materials used are in keeping with the fabric and heritage of the building.

Application Number – 25/41267/HOU

Applicant – Mr Alan Stubbs

Location – 1 Oak Road, Stone

Development – Removal of existing single storey side garden store and erection of new single storey side extension.

Observations: No objections

Application Number – 25/41336/HOU

Applicant – Clare Cartwright (Housing Plus Group)

Location – 6 Coppice Gardens, Stone

Development – Alteration to the existing single storey extension to the gable elevation.

Observations: No objections

Application Number – 25/41427/FUL

Applicant – Mrs L. Gibbons (LMGG Property Ltd)

Location – 18A Victor Street, Stone

Development – Extensions to the rear to create, two, three bedroom dwellings

Observations: The Town Council made no comment on this planning application.

Application Number – 24/40078/FUL (amended plans)

Applicant – Mr C. Croft (Croft Architecture)

Location – 58 – 60 Old Road, Stone

Development – Restoration of the main ground floor class E commercial premises including remodelling the internal layout to use as offices with meeting rooms and staff facilities. The proposal includes creating an open plan office with additional windows to maximise the natural light into the office space. Sub dividing the Class E premises so that the storage and workshop building to the rear which is to have a change of use to a C3 dwelling. This is to be converted, creating an open plan kitchen/diner with a good-sized lounge on the ground floor and a good-sized bedroom, bathroom and dressing room on the first floor. The existing first floor class C3 dwelling is to be remodelled with a modern living internal layout, creating an open plan kitchen/diner, a good-sized lounge and family bathroom, maintaining the same number of bedrooms.

Observations: The Town Council made no comment on the amended plans.

PC26/042

To note the following items considered under delegated powers where no objections were forwarded to Stafford Borough Council due to no Member asking for the item to be considered by a special meeting of the Committee.

None

CHAIRMAN