

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 1 April 2025

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: A. Best, J. Davies, L. Davies, J. Hood, B. Kenney, R. Kenney, P. Leason,
J. Powell, C. Thornicroft and R. Townsend

Officers: L. Trigg, R. Edwards and T. Williams

ABSENT: Councillors: J. Battrick, A. Burgess, K. Dawson, I. Fordham, J. Metters,
A. Mottershead and N. Powell

PC25/055 **Apologies**

Apologies were received from Councillors: J. Battrick, K. Dawson, I. Fordham,
J. Metters, A. Mottershead and N. Powell

PC25/056 **Declarations of Interest and Requests for Dispensations**

None made/received.

PC25/057 **Representations from Members of the Public**

Due to this meeting taking place in the pre-election period for County Council
elections, the Scheme of Public Participation had been suspended.

PC25/058 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on
18 February 2025, Minute Numbers PC25/049 – PC25/054), be approved as a
correct record.

PC25/059 **Planning Applications**

Application Number – 24/40078/FUL

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 comments on this planning application.

Application Number – 25/40223/OUT

Applicant – JRJ Homes

Location – Land at Downing Gardens, Walton

Development – Outline Application: Residential development all matters reserved

Observations: The Stone Neighbourhood Plan forms part of the statutory development plan, together with the adopted Stafford Borough Part 1 and Part 2 Local Plan. Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the statutory development plan, unless material considerations indicate otherwise. The requirements of Section 38 have been clarified through subsequent caselaw.

The Town Council raises strong objections to this planning application for the following reasons:

- The destruction of local green space and accompanying ecology. The development site is designated Local Green Infrastructure in the Stone Neighbourhood Plan (Protected Reference: LGI 05), which forms part of the statutory development plan for the area. This protection should make it unlikely that any developer will be able to obtain planning permission.
- The proposed development involves the loss of green infrastructure in the form of a green space, valued by the local community and explicitly identified in the Stone Neighbourhood Plan.
- The proposed development is contrary to national policy on promoting healthy and safe communities and on achieving well-designed places, and also Government guidance on design in the form of the Model National Design Code.
- The proposed development is contrary to the policies of the Stafford Borough Local Plan Part 1, adopted June 2014.
- The proposed development is contrary to the policies of the Stone Neighbourhood Plan, which identifies the site Local Green Infrastructure.
- Loss of visual and neighbourhood amenity for the people living in Downing Gardens. This valued green space offers a sense of space as well as contributing to a feeling of wellbeing for residents in the vicinity.
- The development proposal is overbearing in nature, significantly increasing the density of homes in Downing Gardens.
- The development is out of character with the street scene. Two storey houses are proposed when the existing surrounding properties are single storey bungalows.

- The development plan incorporates a lot of large-scale housing development in Stone and spontaneous additional ad hoc housing is not needed or desired.
- The development will result in the loss of several extremely beautiful mature trees.

Application Number – 25/40333/HOU

Applicant – Mrs E. Coslett-Blaize

Location – 105 Oulton Road, Stone

Development – Demolition of existing lean-to structure and erection of a single storey rear extension to a semi-detached dwelling.

Observations: No objections

Application Number – 25/40361/HOU

Applicant – Mr D. Robinson

Location – 174A Lichfield Road, Stone

Development – Partial demolition to front and rear. Front and rear extensions

Observations: No objections

PC25/060

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.

Application Number – 24/39983/FUL

Applicant – Nelson Land Limited

Location – 42 – 44 High Street, Stone

Development – Change of use of commercial space from sui generis (betting shop) to use class E for use by CA UK as a banking hub including front elevation changes and signage. Rear proposed change of use from sui generis (betting shop) to use class C3 for no 1 studio apartment with separate entrance to the side combined with replacement and introduction of windows and a rear access door to the courtyard, replacement of first floor windows and all related works.

Observations: No objections

Application Number – 24/39984/ADV

Applicant – Nelson Land Limited

Location – 42 – 44 High Street, Stone

Development – Change of use of commercial space from sui generis (betting shop) to use class E for use by CA UK as a banking hub including front elevation changes and signage. Rear proposed change of use from sui generis (betting shop) to use class C3 for no 1 studio apartment with separate entrance to the side combined with replacement and introduction of windows and a rear access door to the courtyard, replacement of first floor windows and all related works.

Observations: No objections

CHAIRMAN