



Town Clerk

Les Trigg

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15 Station Road
STONE
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24 February 2026

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 3 MARCH 2026 at 7:10pm**, or on the rising of the General Purposes Committee meeting, if later.

Access to planning documentation is available at:

<https://www12.staffordbc.gov.uk/online-applications/>

Les Trigg
Town Clerk

AGENDA

1. **To receive apologies for absence**
2. **Declarations of Interest and Requests for Dispensations Received**
3. **Representations from Members of the Public**

To consider representations from members of the public on items to be considered at this meeting, in accordance with the Council's scheme of public participation.

4. **Minutes of Previous Meeting**

To confirm as a correct record the minutes of the meeting of the Planning Consultative Committee, held on 17 February 2026, Minute Numbers PC26/049 – PC26/054 (attached).

5. **To consider the following applications for planning approval and to agree observations thereon for submission to Stafford Borough Council and Staffordshire County Council:**

Application Number – 26/41680/HOU

Applicant – Mr J. Eaton

Location – 20 St Michael’s Mount, Stone

Development – Two storey extension to side, single storey extension to rear and new pitched roof over existing single storey structure to rear to replace flat roof

6. **Applications included within the Borough Council’s weekly list that have not yet been received by the Town Council (NOTE: these items will be withdrawn if the application has not been received by the day of the meeting)**

Application Number – 25/41460/FUL

Applicant – Mr L. Tunnicliffe

Location – 1 Newcastle Street, Stone

Development – Existing timber windows to be replaced with heritage PVC windows to match in style. Building to be repointed with mortar colour to match existing

7. **To note the following items considered under delegated powers:**

None

Members of the public are welcome to attend the Planning Consultative Committee meeting as observers and/or to make representations to the committee in accordance with the Council’s scheme of public participation. Details of this scheme are displayed in the Council’s notice boards and website.

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 17 February 2026

PRESENT: Councillor C. Thornicroft in the Chair, and
Councillors: A. Burgess, J. Davies, L. Davies, B. Kenney, P. Leason and J. Metters

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

ABSENT: Councillors: J. Battrick, A. Best, K. Dawson, I. Fordham, J. Hood, T. Kelt, R. Kenney,
A. Mottershead, J. Powell, N. Powell and R. Townsend

PC26/049 **Apologies**

Apologies were received from Councillors: A. Best, K. Dawson, I. Fordham,
J. Hood, T. Kelt, R. Kenney, A. Mottershead, J. Powell, N. Powell and
R. Townsend

PC26/050 **Declarations of Interest and Requests for Dispensations**

Councillor C. Thornicroft declared a pecuniary interest in planning application
25/41467/HOU – agenda item 5 (Minute Reference PC26/053) – 141 Lichfield
Road

PC26/051 **Representations from Members of the Public**

None

PC26/052 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on
13 January 2026 (Minute Numbers PC26/043 – PC26/048), be approved as a
correct record.

PC26/053 **Planning Applications**

Application Number – 25/41303/FUL

Applicant – Mancot Limited

Location – Unit 2 TDG Logistics Cold Store, Stone Business park, Opal Way, Stone

Development – Side extension to warehouse, internal alterations and external
fire escapes to offices with elevations alterations and replacement cladding to
building.

Observations: No objections

Application Number – 25/41479/HOU

Applicant – Mr & Mrs Hadley

Location – Stoneygate House, 14 Eccleshall Road, Stone

Development – Two storey side/rear extension

Observations: No objections

As the Chairman, Councillor Thornicroft, had declared a pecuniary interest in planning application 25/41467/HOU, he left the meeting and the Town Mayor, Councillor Metters, was nominated to take the chair.

Application Number – 25/41467/HOU

Applicant – Mr J. Hunt

Location – Harwood House, 141 Lichfield Road, Stone

Development – Two storey extension to the rear of the house with two Juliet balconies. Demolition of existing garage. Single storey side extension to the house to include replacement garage. Internal alterations.

Observations: The Town Council objects to this planning application on the grounds that residents of neighbouring homes have raised some legitimate concerns which it asks the Local Planning Authority to consider carefully. Town Councillors believe the maintenance and preservation of the street scene to be extremely important.

After the discussion on planning application 25/41467/HOU had concluded, Councillor Thornicroft returned to the meeting and to the chair.

Application Number – 25/41505/HOU

Applicant – Ms J. Eames

Location – 24 Airdale Road, Stone

Development – Replacement of flat roof with pitched roof. Demolish existing rear lean to building.

Observations: No objections

Application Number – 26/41647/HOU

Applicant – Mr & Mrs W. & E. Flanagan

Location – 19 Oakleigh Court, Stone

Development – Two storey part single storey extension at rear, porch extension to front together with internal remodelling

Observations: No objections

Application Number – 26/41683/POTH

Applicant – Plantcare Foliage Display Specialists Limited

Location – Unit 4 Stone Enterprise Centre, Emerald Way, Stone

Development – Prior Approval: 6kw roof solar installation

Observations: No objections

Application Number – 25/41421/FUL

Applicant – Bright Stars Education & Training Ltd

Location – 1 - 3 Radford Street, Stone

Development – Change of use from a drinking establishment/restaurant (Use Class E(b)) to an education and examination centre for special educational needs (SEN) and home-schooled (F1)

Observations: No objections

Application Number – 25/41347/FUL

Applicant – George Developments Limited

Location – Land off A34, Opposite George and Dragon PH, Stone Road, Meaford

Development – Creation of an Electric Vehicle Charging Hub comprising 31 charging bays equipped with solar panels and a substation (Sui Generis), picnic areas and a drive-through restaurant (Use Class E), with associated access, car and cycle parking, and landscaping.

Observations: The Town Council wishes to submit its previous objections in response to planning application 24/39125/FUL (for a similar development proposal at this site), in response to this application, except to the extent that these matters have already been resolved to the satisfaction of the Borough Council in application 25/41347/FUL.

The observations made in response to planning application 24/39125/FUL (in the Town Council's representation dated 4 July 2024) were:

- The proposed development will have a harmful effect on the openness of the Green Belt and the natural environment, including the loss of green space, trees and natural habitats for wildlife.
- The proposal constitutes inappropriate development in the Green Belt with no special circumstances that justify the need for a drive through restaurant to outweigh the harm to the green landscape.
- There is no Environmental Impact Assessment identifying, evaluating and mitigating the environmental impacts of the development.
- There are many alternative and more suitable brownfield sites, and a network of existing service stations that could be expanded to accommodate the installation of an Electric Vehicle Charging Hub.
- The application site is within Flood Zones 2 and 3 with risk of flooding from the River Trent. The rising water levels and removal of foliage – which act as a sponge for the existing water table – raise further questions about the suitability of the location.
- Concerns are expressed about the impact of light on the river ecosystem and rural landscape to the west.
- The development will create a significant increase in traffic volumes on the A34, impacting road safety and generating unwanted noise and pollution control issues.

The Town Council would be interested to know the views of the County Highways Authority but there doesn't appear to be a report available on the planning portal.

- The application is presented as a green project with the installation of electric charging points when its purpose appears to be more in line with opening another fast-food restaurant.
- The Town Council supports the many concerns that have been expressed in response to this planning application by local people.

PC26/054

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