

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 19 May 2026

PRESENT: Councillor C. Thornicroft in the Chair, and
Councillors: J. Battrick, A. Best, I. Fordham, J. Hood, B. Kenney, R. Kenney,
J. Metters, J. Powell and R. Townsend

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

ABSENT: Councillors: A. Burgess, J. Davies, L. Davies, K. Dawson, T. Kelt, P. Leason,
A. Mottershead and N. Powell

In the absence of the Chairman, the Vice Chairman took the chair for the meeting.

PC27/001 **Apologies**

Apologies were received from Councillors: J. Davies, L. Davies, K. Dawson, T. Kelt,
P. Leason and N. Powell

PC27/002 **Declarations of Interest and Requests for Dispensations**

Councillors R. Kenney, I. Fordham and J. Hood advised the Committee that, as
members of Stafford Borough Council's Planning Committee, they would not
speak or vote on the planning applications listed on the agenda.

Councillor C. Thornicroft declared a pecuniary interest in planning application
25/41556/OUT (Land South of Uttoxeter Road).

Councillors: R. Kenney, I. Fordham, J. Hood and C. Thornicroft left the meeting
during the discussion of planning application 25/41556/OUT and returned when
it had concluded.

PC27/003 **Representations from Members of the Public**

None

PC27/004 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on
7 April 2026 (Minute Numbers PC26/061 – PC26/066), be approved as a correct
record.

PC27/005 **Planning Applications**

Councillors: R. Kenney, I. Fordham, J. Hood and C. Thornicroft left the Council Chamber prior to discussion of planning application 25/41556/OUT.

After a vote the Town Mayor, Councillor Andrew Best, was appointed Chairman for this planning application:

Application Number – 25/41556/OUT

Applicant – Richborough Estates

Location – Land South of Uttoxeter Road, Stone

Development – Outline planning application for the development of up to 95 dwellings, including landscaping and associated infrastructure with all matters reserved save for access.

Observations: The Town Council objects to this planning application for the development of up to 95 new homes and supports the points of concern raised by local people and consultee agencies/organisations.

The objections include the following points:

- The proposed development is outside the settlement boundary as defined within the Stone Neighbourhood Plan which remains in place and should be observed. Stone already has a plan to meet its quota of new build homes and this additional proposal will exceed the requirement over that period.
- The development proposal will put strain on the existing infrastructure in Stone including roads, utilities, schools and healthcare which is already considered at capacity and not able to keep pace with demand. There are currently only two GP practices delivering primary healthcare services in the town and around four dental practices.

The existing infrastructure in Stone will not support the recent influx of large scale planning applications coming through which do 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.

- At peak times there is a significant traffic congestion issue on the Uttoxeter Road where the exit and entrance point to the new estate is located. The Uttoxeter Road is a well-used route out of town to surrounding villages as well as providing the only access point to residents of the 700 houses on Aston Lodge Park. The closing of the level crossing at regular intervals already causes long lines of traffic on both sides of the railway, along the Uttoxeter Road and around the nearby traffic lights on the Lichfield Road.

The railway closes four times an hour at peak times for three or four minutes at a time, not the two minutes that is stated in the planning application. The queuing traffic can contain as many as fifty cars backing up to Aston Lodge and past the Cricket Club. There is a real issue here as the congestion is not only at peak times but is also dependent on how long the barriers are down. The barriers regularly have faults on them and are closed for long periods with regular repairs scheduled to cause a huge diversion. The development proposal will lead to higher volumes of traffic congestion and corresponding air pollution, to heighten these issues.

- There is an outline proposal for construction of another 150 houses a short distance further along the Uttoxeter Road, opposite Little Stoke Cricket Club, which is also outside the settlement boundary. If both estates get the go ahead there will be an even greater traffic congestion issue in this area.
- The response times of emergency vehicles is affected by the congestion at the railway crossing and traffic lights as ambulance staff often have to decide whether to go all the way around via Sandon or to wait in the traffic, to service calls on the other side of the crossing.
- The data included in the planning application projecting the profile of the people who will live there such as car owners and pre and post-secondary age school children is considered an underestimate.

The applicant suggest the houses will have a lifespan of 100 years and questions are raised about whether the homes will support all age ranges including residents with access and mobility needs.

- There is a very strong sport community nearby and potential conflicts between the Cricket Club and this development. Sport England have commented that there is the potential risk of cricket balls going over in to the development. To erect a 15 metre high net will be an eyesore and hazardous to wildlife in the area.
- Loss of farmland and heritage views will impact the whole of Stone and not just this location.
- 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 interconnectivity to infrastructure and the shape of the town, making it difficult to manage public transport and access in outlying areas.

The applications appear to focus on the development side and benefits to new residents, but are weak on solutions to mitigate the impact on existing neighbouring residents and the wider community of Stone.

Approval of this application would set another precedent for building a large number of houses outside the settlement boundary whilst showing disregard for the adequacy of the existing infrastructure and impact on neighbourhood amenity.

Upon completion of the discussion Councillors R. Kenney, I. Fordham, J. Hood and C. Thornicroft returned to the meeting, and Councillor Thornicroft returned to the Chair.

Application Number – 26/41659/FUL

Applicant – Kids Planet

Location – Mount Industrial Estate, Mount Road, Stone

Development – Erection of a detached composite building as ancillary use to the existing nursery

Observations: No objections

Application Number – 26/41746/FUL

Applicant – Melvyn John Ltd

Location – Crown Street Garage, Crown Street, Stone

Development – Retrospective consent for the erection of fence and gates

Observations: Whilst acknowledging the need for improved security the Town Council objects to this planning application on the grounds that the fencing and gates do not comply with the Conservation requirements.

Application Number – 26/42190/HOU

Applicant – S & J Huyton Williams

Location – Stonefield House, Newcastle Road, Stone

Development – Installation of electric vehicle charger

Observations: The Town Council notes the details of the planning application and questions whether an application for Listed Building Consent should also have been submitted in respect of this development proposal.

Application Number – 26/41813/FUL

Applicant – Mr J. Lester (Switchtec Ltd)

Location – Switchtec Electronics Limited, Stone Business Park, Brooms Road, Stone

Development – Steel framed extension to commercial building

Observations: No objections

PC27/006

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 – 26/41822/HOU

Applicant – Mr & Mrs S & V Price

Location – 8 Bakewell Drive, Stone

Development – Porch extension to front

Observations: No objections

Application Number – 25/41559/FUL

Applicant – JSE Estates Limited

Location – First and Second floors at 48-60 High Street, Stone

Development – Change of use of first and second floors at 48-60 High Street to residential use (Class C3) comprising 21no. apartments (in conjunction with 26/41968/LBC)

Observations:

The Council has concerns over this application in the following areas:

1. Density of occupancy - 21 residences seems high, although the application states that each apartment satisfies minimum building regulation requirements
2. Health and safety, in the event of evacuation
3. Access during building works
4. The relocation of some businesses
5. Who are the target audience – if it is low income individuals there appear to be insufficient affordable homes, but if it is young professionals, there appears to be no provision for parking.
6. The provision for waste removal is only clear for 6 of the apartments
7. There is no provision for active transport considering there are no parking facilities

CHAIRMAN