

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 1 September 2026

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: A. Best, J. Hood, R. Kenney, K. Dawson, P. Leason and J. Metters,
A. Mottershead,

Officers: L. Trigg, R. Edwards and H. Pickford

ABSENT: Councillors: J. Battrick, A. Burgess, J. Davies, L. Davies, I. Fordham, B. Kenney,
N. Powell, J. Powell and R. Townsend

PC27/018 Apologies

Apologies were received from Councillors: J. Battrick, J. Davies, L. Davies,
I. Fordham, B. Kenney, N. Powell, J. Powell, C. Thornicroft and R. Townsend

PC27/019 Declarations of Interest and Requests for Dispensations

Councillor J. Hood and Councillor R. Kenney 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 – 5 (b).

PC27/020 Representations from Members of the Public

None received.

PC27/021 Minutes

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7 July
2026 (Minute Numbers PC27/013 – PC27/018), be approved as a correct record.

PC27/022 Planning Applications

Application Number – 26/42510/FUL

Applicant – Mr Robert Mills-Pereira

Location – Land Rear of 9 – 11 Abbey Street, Stone

Development – Erection of two dwellings and one storeroom.

Observations: No objections.

Application Number – 25/41057/OUT

Applicant – James Fletcher & Katherine Ayre & Taylor Wimpey

Location – Land at Marlborough Road, Walton, Stone, ST15 0XS

Development – Outline application for residential development (Use Class C3) of
up to 120 dwellings and associated access, with all other matters reserved.

Observations: The Town Council

wishes to submit its previous objections in response to planning application 25/41057/OUT (for a similar development proposal at this site).

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 has asked that the grounds detailed in its representation dated 10 October 2025, in response to planning application 25/40959/OUT for the erection of 240 residential dwellings, are restated and that the relevant objections are recorded against this latest planning application (25/41057/OUT).

The Committee would also like to know how its previous concerns have been addressed.

These observations 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 Town Council would also add the following new observations/points of objection in response to planning application 25/41057/OUT:

- 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.

Application Number – 26/42275/HOU

Applicant – Miss Courtney Roberts

Location – 25 Chandlers Way, Stone, ST15 8LY

Development – Single storey rear extension and internal alterations.

Observations: This application has been withdrawn by Stafford Borough Council – due to insufficient evidence being submitted to the Planning Department.

Application Number – 26/42053/OUT

Applicant – Name not available

Location – Land Of The East Of Stone Road The Fillybrooks, Meaford, Stone

Development –Outline planning application for the erection of up to 70 dwellings (Use Class C3) and open space provision, with all matters reserved except for access.

Observations: The application raises significant and finely balanced planning judgments concerning the development of undeveloped Green Belt land and its claimed grey-belt status under the August 2026 NPPF; unresolved groundwater, flood-risk and drainage concerns raised by the Lead Local Flood Authority; landscape and heritage harm, including effects on the Trent and Mersey Canal Conservation Area; the permanent loss of Grade 1 agricultural land; and the adequacy of sustainable transport, highway and infrastructure provision.

PC27/023

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 – 26/42433/TWT

Applicant – C/O Taylor Tree Works

Location – 14 Westover Drive, Stone, ST15 8TT

Development – Common Lime – Removal epicormic growth from centre of the tree. Reduce lateral branches for approx. 3m clearance from buildings

Application – Withdrawn.

Application Number – 26/42447/TWT

Applicant – Name Disclosed as 'The applicant'

Location – Wellington House, Longton Road, Stone, ST15 8DJ

Development – TPO 1 1952: Sycamore - Fell, tree has dieback on tips of all branches. Sweet Chestnut - Prune away from neighbouring building to give 3m clearance. Sweet Chestnut - Deadwood. Ash - Fell. Tree has dieback.

Application – Withdrawn.

PC27/024

To note the following items considered under Delegated Powers:

Application Number – 26/42406/HOU
Applicant – Mr Heath and Miss Kay
Location – 23 Church Street, Stone
Development – Single Storey Extension

Observations: No Objections.

Application Number – 26/42060/HOU
Applicant – Mrs S Lyttleton
Location – 2 Rudyard Close, Stone, ST15 8ZJ
Development – Remove existing side hedge and brick built wall. Construction of a new side 2 metre high wall. Construction of 5 metre long, 2 metre high wooden fence with gravel boards and concrete posts at rear boundary between proposed new wall and existing boundary fence.

Observations: The application proposes replacement of a hedge with a panel post fence and a brick wall on a corner between Rudyard Close and Navigation Loop and removal of an interior wall. Therefore, Stone Town Council object because of the loss of a natural boundary and loss of a natural habitat. We would have no objection to the removal of the interior wall.

Application Number – 26/42155/HOU
Applicant – Claire Wyan
Location – 61 Victor Street, Stone, ST15 8HH
Development – Rear extension and loft conversion.

Observations: No objections.

Application Number – 26/41937/OUT
Applicant – Mr Martyn Ticehurst
Location – Land AT 36 And 38 The Fillybrooks, Stone, ST15 8HH
Development – Outline application for one dormer bungalow with garden and off road parking in the gardens of 36 and 38 The Fillybrooks, with off road access from White Mill Lane, all matters reserved.

Observations: No comment.

CHAIRMAN