



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

27 October 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 NOVEMBER 2026 at 7:10pm**, or on the rising of the General Purposes Committee, if later.

The agenda is set out below and I trust you will be able to attend.

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 6 October 2026, Minute Numbers PC27/025– PC27/031 (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:**

(a). Application Number – 26/42824/LBC

Applicant – S And J Huyton

Location – Stonefield House, Newcastle Road, Stone Staffordshire, ST15 8LB

Development – Structural Repairs

(b). Application Number – 26/42586/ADV

Applicant – M J G

Location – 15 High Street Stone, Staffordshire ST15 8AJ

Development – Installation of acrylic lettering window graphic sign and non-illuminated fascia sign

(c). Application Number – 26/42807/HOU

Applicant – Mr Andrew Jeffries

Location – 1 Morland Close, Stone, ST15 0DA

Development – Remove existing hedge.

Erect a 2-metre high feather edge fence along the side boundary adjacent to the road

(d). Application Number – 26/42741/FUL

Applicant – Mr. S. Hendry

Location – 19 Stafford Street, Stone, ST15 8QW

Development – Change of use from restaurant (Use Class Eb) to a financial services business (Use Class Ec)

(e). Application Number –26/42681/HOU

Applicant – Mr and Mrs R Fitzpatrick

Location – 2 Jervis Road Stone Staffordshire ST15 8NX

Development – Single storey front extension, two storey side extension and a rear dormer extension.

(f). Application Number –26/42913/POR

Applicant – J D and A Roe Ltd

Location – Former Lloyds Bank 71-73 High Street, Stone Staffordshire ST15 8AG

Development – Prior Approval - Change of use of first and second floors to form two two-bedroomed self-contained flats

(g). Application Number –26/42755/FUL

Applicant – Mr Neil Hand

Location – 67 High Street, Stone Staffordshire ST15 8AD

Development – Variation of conditions 2 (approved plans), on application 22/36184/FUL

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)**

None.

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 6 October 2026

PRESENT: Councillor T. Kelt in the Chair, and
Councillors: A. Best, A. Burgess, K. Dawson, I. Fordham, J. Hood, B. Kenney,
P. Leason, J. Metters, C. Thornicroft and R. Townsend

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

ABSENT: Councillors: J. Battrick, J. Davies, L. Davies, R. Kenney, A. Mottershead,
J. Powell and N. Powell

PC27/025 Apologies

Apologies were received from Councillors: J. Battrick, J. Davies, L. Davies,
R. Kenney, N. Powell and J. Powell

PC27/026 Declarations of Interest and Requests for Dispensations

None received.

PC27/027 Representations from Members of the Public

None received.

PC27/028 Minutes

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 7 July
2026 (Minute Numbers PC27/018 – PC27/024), be approved as a correct record.

PC27/029 Planning Applications

Application Number – 26/42294/LBC

Applicant – Network Rail Infrastructure Ltd

Location – Stone Railway Station, Station Road, ST15 8ER

Development – Listed building consent for repairs to platform canopy, steelwork
and drainage.

Observations: No objections.

Application Number – 26/42441/HOU

Applicant – Mr A. Phillips

Location – 12 Northesk Street, ST15 8EP

Development – Part demolition and rebuilding boundary wall to rear to facilitate
proposed new vehicular access and hardstanding.

Observations: No objections.

Application Number – 25/41559/FUL & 26/41968/LBC

Applicant – Name not available

Location – 48-60 High Street, ST15 8AU

Development – Change of use of first and second floors at nos. 48-60 High Street to residential use (Class C3) comprising 18no. apartments (First And Second Floors).

Observations: The Council considered the plans in May and notes that the revised application reduces the number of flats from 21 to 18. While three flats have been removed, the dimensions of the remaining flats are unchanged and no other amendments appear to have been made. The Council welcomes the proposed use of the upper storeys of the High Street premises and acknowledges the reduction in the number of flats; however, it reiterates the observations made in May.

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

1. Density of occupancy – 18 (was 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.

Application Number – 26/42414/HOU

Applicant – Mrs Denise Cocksedge

Location – 84 Meadow Way, Stone, ST15 0JT

Development – Proposed summer room to rear of dwelling.

Observations: No objections.

Application Number – 26/42330/HOU

Applicant – Mr Mark Thomason

Location – 23 Morland Close, Stone, ST15 0DA

Development – Rear single storey Kitchen extension. Remodeling of rear section of garage to utility room and shower room, relocation of garage door, new flat roof to entrance porch, and garage and utility space.

Observations: No objections.

Application Number – 26/42533/HOU

Applicant – Mr and Mrs J. Senior

Location – 21 Springwood Drive Stone Staffordshire, ST15 8TU

Development – Rear single storey extension.

Observations: No objections.

PC27/030 **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)**

None received.

PC27/031 **To note the following items considered under Delegated Powers:**

Application Number – 26/42149/FUL

Applicant – Coulson

Location – Room 1, Sherwood House, 60 Church Street, ST15 8BD

Development – Erection of Smoking Shelter to Site.

Observations: No Objections

Application Number – 26/42182/HOU

Applicant – Tom Williams

Location – 2 Orchard Close, ST15 0UJ

Development - Erection of a Single Storey Extension

Observations: This application is in diagram form only and requires the removal of a mature tree. The Council therefore objects pending any mitigation description.

CHAIRMAN