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

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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 ad 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