

Stone Town Council – Planning Committee

Minutes of the meeting held in the Council Chamber on Tuesday 9 February, 2016

PRESENT: Councillor Mrs J Piggott in the Chair and
Councillors Ms L Bakker-Collier, Mrs C Collier, G Collier, J Davies, Mrs J Farnham,
Mrs M Goodall, M Green, Mrs K Green, Mrs J Hood, T Jackson, R Kenney,
P Leason, Mrs E Mowatt, G Neagus, A Osgathorpe, M Shaw and M Williamson

ABSENT: None

P16/096 **Apologies**

None received

P16/097 **Declarations of Interest and Requests for Dispensations**

Councillor Mrs J Hood declared an interest in planning applications
15/23470/HOU 5 Kings Avenue, and 16/23486/HOU 82 Station Road

P16/098 **Representations from Members of the Public**

None received

P16/099 **Planning Applications**

RESOLVED that the following observations be made on the Applications as listed:

Application Number – 16/23532/FUL

Location – Old Vicarage House, Radford Street, Stone

Development – Minor material amendment to application 12/18095/FUL.

Revised internal layout due to basement not being developed resulting in loss of
1 x apartment

Observation – No objections

Application Number – 15/23461/FUL

Location – 16 Churchill Road, Stone

Development – Change of use of terraced house to two apartments

Observation – No objections providing off-road parking can be included

Application Number – 15/23423/HOU

Location – Park Lodge, Uttoxeter Road, Stone

Development – First floor rear extension to form annexe including conversion of
ground floor accommodation

Observation – No objections

Application Number – 15/23470/HOU

Location – 5 Kings Avenue, Stone

Development – Erection of a single and two storey extension, to provide additional space at ground and first floor level

Observation – No objections providing the garage to the rear of the property is retained due to parking problems in the area

Application Number – 16/23543/HOU

Location – 54 Longfield Avenue, Stone

Development – Single-storey side and rear extension to a two-storey dwelling

Observation – No objections

Application Number – 15/23313/OUT

Location – Land rear of 80 Manor Rise, Walton

Development – Amended Plan – outline approval for the erection of 1 detached house

Observation – Members wish to re-iterate their previous comments: Members object to this application due to over-development of the site, and added that it is over-intensification of the area

Application Number – 15/23449/FUL

Location – CTIL 132180 Base Station off Christchurch Way, Stone

Development – Upgrade to an existing telecommunications installation and associated works

Observation – Members re-iterate their previous observations: Members object most strongly as there is a massive increase in height and diameter, it is in close proximity to housing and two children's nurseries, there are currently no known facts about possible dangers regarding radiation, and the proposed installation is overbearing.

Application Number – 16/23513/FUL

Location – Pasta di Piazza, 12 High Street, Stone

Development – Proposed single storey rear restaurant extension

Observation – No objections to the application although members do object to the work being started prior to permission being given

Application Number – 15/23386/ADV

Location – Attwood Solicitors, 1 High Street, Stone

Development – Fascia sign between two first floor windows

Observation – Members object as it is not in-keeping with the conservation area and it is too intrusive

Application Number – 16/23486/HOU

Location – 82 Station Road, Stone

Development – Replacement of front door

Observation – Members object as it is out of keeping with the conservation area

Application Number – 15/23178/FUL

Location – Crown Wharf, Off Crown Street, Stone

Development – Erection of retirement Living Housing for the elderly (category 11 type accommodation), including communal facilities, landscaping and car parking

Observation – to submit the document attached at the Appendix to Stafford Borough Council setting out the Members' objection to this application

P16/100

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

Town Mayor

Planning application 15/23178/FUL

We welcome the conservations officer's comments with regards to this planning application. We would also like to draw attention paragraphs 131 and 135 of the NPPF as well as those mentioned by the Conservation officer. (Paragraphs 132-134 of the NPPF)

We give particular weight to paragraph 133

In 2009 Stone town Council raised £100,000 through its precept for a project on the Crown wharf that would save and enhance the heritage contained within the Crown Wharf site. That money is still held and earmarked for such a project. The advancement of the project has only been hindered by the owners of the land seeking a more lucrative deal such as the one proposed through this planning application.

NPPF Para 133 states that consent should be refused if “**no** viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and **conservation** by grant-funding or some form of charitable or public ownership is demonstrably not possible”

Appropriate marketing has not been carried out.

Conservation by grant-funding or some form of charitable or public ownership is still possible and achievable.

Paragraph 23 of the NPPF

23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;

The 'Plan for Stafford Borough' has adopted policies and defined Stone Town centre boundary

The planning application is inside the adopted Town Centre Boundary for Stone

Paragraph 8.10 of PFSB (plan for Stafford Borough):

Stone Town Centre 8.10

A key objective in the strategy for Stone town centre is to support local economic growth and encourage further investment for both Stone and its surrounding hinterland.

The Crown wharf is the **ONLY** possible direction that Stone Town centre can expand into.

We therefore draw attention to:

POLICY STONE 1 – STONE TOWN

And in particular the following adopted policies:

Stone Town Centre

Strengthen Stone town centre's role as a Market Town within the Sustainable Settlement Hierarchy

(Spatial Principle SP3) by:

- a. **Encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment;**
- d. **Enhancing different uses in the primary shopping area as well as protecting and enhancing its distinctiveness, vitality and viability through a greater diversity of independent specialist and niche retailers;**
- v. **Improving and strengthening both the range and diversity of educational, health, cultural and community services and facilities in the town;**

Tourism

Promote Stone as a tourist destination with its unique architectural character and heritage by:

- i. **Conserving and enhancing the character of Stone town centre, its historic buildings, street patterns and rich heritage;**
- ii. **Supporting canal based regeneration initiatives in Stone town centre that enhance the context and character of the canal as a focal point and tourist attraction;**

Environment

- iii. **Ensure new development protects and enhances the significance of Stone's many heritage assets;**

Policy E7 Canal Facilities and New Marinas

Proposals for new development alongside canals at settlements within the settlement hierarchy will be supported where they take the opportunity to provide economic uses by creating an active canal frontage and have regard to the canal's use and accessibility, including safety measures.

The adopted PFSB has used NPPF guide lines in its adoption it is therefore expected that planning applications should also conform to PFSB policies. The above mentioned policies are all areas where the proposed development does not meet certain criteria.

Given all of the above mentioned NPPF policies and the Plan For Stafford Borough policies there are many valid reasons for refusal of this planning application.

Stone Town council object to this planning application for the following reasons:

- 1. Appropriate marketing has not been carried out. (NPPF para 133)**
- 2. Conservation by grant-funding or some form of charitable or public ownership is still possible and achievable. (NPPF para 133)**
- 3. It does not support local growth with the town centre (PFSB para8.10)**
- 4. It does not Conserve and enhance the character of Stone town centre, its historic buildings, street patterns and rich heritage; (PFSB policy STONE 1)**
- 5. It does not Support canal based regeneration initiatives in Stone town centre that enhance the context and character of the canal as a focal point and tourist attraction (PFSB policy STONE 1)**
- 6. It does not encourage the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment. (PFSB policy SP3 & STONE 1)**
- 7. It does not ensure new development protects and enhances the significance of Stone's many heritage assets (PFSB policy STONE 1)**
- 8. It does not support proposals for new development alongside canals at settlements within the settlement hierarchy because it does not take the opportunity to provide economic uses by creating an active canal frontage and have regard to the canal's use and accessibility, including safety measures. (PFSB policy E7)**
- 9. The development has overbearing impact on the conservation area (NPPF para 132)**
- 10. The proposed development will lead to substantial harm to collective heritage assets in Stone without offering any countervailing public benefit. Only circa 55 members of the public out of circa 16,000 residents of Stone would benefit. (NPPF para 133)**
- 11. There is no need for this type of development because within 100m there is already a permitted development of use class C2 residential accommodation with care comprising 33 apartments for persons aged 55 and over that has yet to be built. See planning application number 08/10960/FUL with an extension application number 11/16366/EXTF.**

A development that would enhance the heritage within the site, conform to the Conservation area the site is within; provide economic uses by creating an active canal frontage whilst conserving and enhancing the character of Stone town centre and its historic buildings; and support canal based regeneration initiatives in Stone town centre that enhance the context and character of the canal as a focal point and tourist attraction are all possible through a more thoughtful and sympathetic planning application.

Supporting documentation

Conservation officer's comments

In this monolithic form the building would constitute one of the largest single structures in Stone and have an over bearing presence alongside the canal greatly at variance with typical historic frontages to the canal. It would also overwhelm the historic wharf site and destroy its historic character. It would not accord with and would cause harm to the overall character of the town centre and conservation area failing to satisfy the requirements of S72(1) of the 1990 P(LB&CA)Act to conserve or enhance. The harm from this overscale development to collective heritage assets in Stone without offering any countervailing public benefit would warrant refusal of consent under the provisions of paragraphs 132-134 of the NPPF.

NPPF paragraphs 131 to 135 inclusive

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Plan for Stafford Borough

9.31 The National Planning Policy Framework states that planning policies should be positive, promote competitive town centre environments through vitality and viability, as well as set out policies for the management and growth of centres over the Plan period. Policies in new Local Plans should define the network and hierarchy of centres including town centres and primary shopping areas, reflect the individuality of centres, whilst retaining and enhancing existing markets. A sequential test should be applied for planning applications to ensure main town centre uses

are located in town centres as well as an impact assessment of developments over the thresholds identified in Policy E8, which are based on the evidence provided in the Stafford and Stone Retail Capacity Assessment - Update (2013). The policies set out in this section of the Plan for Stafford Borough will deliver future decision-making to achieve these NPPF objectives through the local context. Furthermore, the Town Centre Capacity Assessment evidence has reviewed the retail needs and capacity for Stafford and Stone town centres. The Area Based Chapters for Stafford and Stone provide further details of the capacity that exists, with specific proposals within Stafford town centre to focus development at this location rather than on the edge of or beyond the town centre boundaries. A Shop fronts & Advertisements Design Supplementary Planning Document will provide further guidance on design to owners and occupiers of shops and other commercial premises who are considering external alterations to premises or new build projects.

Stone Town Centre 8.10

A key objective in the strategy for Stone town centre is to support local economic growth and encourage further investment for both Stone and its surrounding hinterland.

POLICY STONE 1 – STONE TOWN

Stone Town Centre

Strengthen Stone town centre's role as a Market Town within the Sustainable Settlement Hierarchy

(Spatial Principle SP3) by:

- a. Encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment;
- a. Provide for 1,700 square metres (net) of new convenience (food) retailing and 400 square metres (net) of new comparison (non-food) retailing at Stone town centre;
- b. Increase the levels of office space and commercial premises within Stone town centre;
- c. Enhancing different uses in the primary shopping area as well as protecting and enhancing its distinctiveness, vitality and viability through a greater diversity of independent specialist and niche retailers;
 - v. Improving and strengthening both the range and diversity of educational, health, cultural and community services and facilities in the town;
- d. Facilitating improvements to the streetscape and the public realm through the enhancement of public spaces that are locally distinctive and strengthen local identity;

- e. Ensuring that new development around the railway station is reserved for employment uses.

B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.

Within Stone town centre support will be given to bringing upper floors back into use, particularly for C3 residential purposes and B1 business uses. Proposals should provide safe access, not lead to any significant loss of ground floor retail space or street frontage and must not prejudice the amenity and conversion of adjoining properties or other floors in the same property.

Tourism

Promote Stone as a tourist destination with its unique architectural character and heritage by:

- i. Conserving and enhancing the character of Stone town centre, its historic buildings, street patterns and rich heritage;
- ii. Supporting canal based regeneration initiatives in Stone town centre that enhance the context and character of the canal as a focal point and tourist attraction;
- iii. Increasing tourist opportunities for visitors through additional high quality accommodation, promoting links with the surrounding countryside via the Trent and Mersey canal, the River Trent and by facilitating the development of innovative tourist attractions;
- iv. Improving access to the surrounding countryside by means other than the private car such as public transport, walking and cycling.

Environment

- i. Ensure that new developments adopt sustainable drainage techniques (SUDS) in order to reduce surface water flooding;
- ii. Development is sympathetic to the natural landscape;
- iii. Ensure new development protects and enhances the significance of Stone's many heritage assets;
- iv. Ensure that development does not damage the integrity of the Cannock Chase Special Area of Conservation (SAC), nature conservation interests and Local Nature Reserves, as detailed in Policies N4 to N6.

Policy E7 Canal Facilities and New Marinas

Proposals for new development alongside canals at settlements within the settlement hierarchy will be supported where they take the opportunity to provide economic uses by creating an active canal frontage and have regard to the canal's use and accessibility, including safety measures.

Away from settlements in the settlement hierarchy, marinas and moorings with limited service facilities will be accepted provided:

- a. Canal related proposals constitute uses that are essential to be located in proximity to the canal;
- b. The countryside is protected, in terms of its openness, rural character and attractiveness;
- c. The development respects the character of the canal conservation area and the setting of heritage assets along its route;
- d. The proposal is appropriate in scale to its locality;
- e. The development proposal has minimum or sensitively located lighting, to reduce light pollution and interference with nocturnal wildlife species;
- f. Facilities, including car parking, have adequate landscaping and screening, to minimise visual impact;
- g. Where located in the Green Belt, the proposal is consistent with Green Belt policies; and
- h. There are no permanent moorings for residential purposes.

Proposals for new canal facilities and associated infrastructure will be supported where:

1. Public access is improved and integrated with the canal frontage;
2. The development does not have an adverse effect on water quality;
3. Canal side development, particularly new build, is of high quality, which contributes and enhances the function and appearance of canals and their frontages, wherever possible, providing regeneration and re-use of redundant canals and related buildings, taking into account Conservation Area and Listed Building designations;
4. It does not create conflicts between different users of the canal, such as pedestrians and recreation users on / by the water;
5. The traffic generated by the proposal does not adversely affect the safety of the existing road network and adequate car parking facilities can be provided within the site for the likely needs arising from the proposal;
6. Adequate provision for short-stay moorings and related facilities are incorporated, where appropriate;
7. The wildlife value of the locality is conserved and, where possible, enhanced including wildlife corridors;
8. The proposal does not have any detrimental affects on area designations identified in the development plan; and
9. The proposal does not conflict with landscape or nature conservation policies.