

Stone Town Council – Planning Committee

Minutes of the meeting held in the St Michael's Suite, Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 21 November 2017

PRESENT: Councillor A. Osgathorpe in the Chair, and
Councillors: R. Kenney, Mrs E. Mowatt, J. Davies, M. Green, I. Fordham,
Mrs J. Hood, Mrs J. Piggott and Mrs K. Green

ABSENT: Councillors: G. Neagus, T. Jackson, M. Williamson, P. Leason, G. Collier,
Mrs C. Collier, Mrs J. Farnham, M. Shaw and Mrs M. Goodall

P18/071 **Apologies**

Apologies were received from Councillors: T. Jackson, P. Leason, M. Williamson,
G. Collier, Mrs C. Collier, Mrs J. Farnham, G. Neagus, M. Shaw and
Mrs M. Goodall

P18/072 **Declarations of Interest and Requests for Dispensations**

None received

P18/073 **Representations from Members of the Public**

None received

P18/074 **Planning Applications**

RESOLVED: That the following observations be made on the applications listed:

Application Number – 17/27379/HOU

Applicant – Mr M. Watson-Cave

Location – 83 Lichfield Road, Stone

Development – Two storey side extension and single storey rear extension

Observations: No objections

Application Number – 17/27396/COU

Applicant – Mr M. Palmer

Location – Unit 6 Douglas Park, Stone Business Park, Opal Way, Stone

Development – Change of use from light industrial (B2) to leisure facility (D2)

Observations: No objections to the business concept but the Town Council is
concerned about the adequacy of parking provision and supports the
representations made by the County Highways Department.

Application Number – 17/27369/HOU

Applicant – Mr M. Clark

Location – 48 Newcastle Street, Stone

Development – Erection of a timber construction garage at the rear of the garden and vehicular access from the highway onto the drive at 48 Newcastle Street via a dropped kerb

Observations: The Town Council is concerned about Highways safety as the entrance/exit at the site is situated in a dangerous location on Newcastle Road. Stafford Borough Council are recommended to make a site visit before determining this planning application.

Application Number – 17/27370/HOU

Applicant – Mr D. Mc Nicholas

Location – 76 Crestwood Drive, Stone

Development – Single storey extension

Observations: No objections are raised subject to maintaining the integrity of the adjoining shared wall and affording sufficient sound proofing to the new paved side entrance.

Application Number – 17/27434/FUL

Applicant – Stoford Stone Ltd

Location – Land at Jasper Way, Walton

Development – Vehicle distribution compound comprising 6,189 surfaced standard car parking facilities. 29 surfaced car charging parking spaces, 61 visitor and staff parking spaces. 44 No. surfaced 9 car loading lanes, ancillary operational buildings totalling 1312 sqm (GEA), a jet wash, a substation, access from Jasper Way, a cycle shelter, a drainage attenuation pond, diversion of an existing ditch, external fencing and other security features, and associated screening landscaping.

Observations: The Town Council objects to this proposed development on the following grounds:

- Employment density is too low. The vast area covered by the compound will consume the entire SDL as part of Stafford Borough Council's Plan whilst only offering the potential for 70 jobs. An alternative use of the land could create higher numbers of jobs on this substantial site.
- Highway and transportation concerns on surrounding roads. Highway dangers and traffic flow issues will be created from associated HGV's travelling along the A34 and A51. These roads are already heavily congested at peak times.
- Out of keeping and inappropriate in scale with this market town. The image of Stone will be destroyed and planning applications with high visual sensitivity should be avoided.

P18/075

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