



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

13 May 2019

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 21 May 2019 at 7.05pm**, 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.

Members are reminded that the Planning Applications are available for inspection in the office prior to meetings

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. **To receive a note from Stafford Borough Council related to Parish Council comments on planning applications**

A copy of the note is attached

5. **To consider the following applications for Planning Approval and to agree observations thereon for submission to Stafford Borough Council**

Application Number – 19/30456/HOU

Applicant – Mr & Mrs Macklin

Location – 15 Northesk Street, Stone

Development – Variation of condition 1, 2 and 3 on 18/28299/HOU

Application Number – 19/30440/REM

Applicant – Persimmon Homes West Midlands

Location – Walton Hill Residential Development, West of Longhope Drive, Stone

Development – Reserved matters following outline approval reference number 13/19002/OUT – appearance, landscaping, layout and scale

Application Number – 18/29251/ADV (amended)

Applicant – Smart Parking Ltd

Location – Crown Hotel, 38 High Street, Stone

Development – Retention of 2 cameras affixed to the wall of car park of the hotel which are used for purpose of parking enforcement by automatic number plate recognition technology, advertisement consent in respect of signage displayed in the car park which is required for management of the parking enforcement and planning permission for the poles upon which the signs are displayed.

Amendment – Details of signage including content, size and location

Application Number – 19/29885/LBC (amended)

Applicant – Smart Parking Ltd

Location – Crown Hotel, 38 High Street, Stone

Development – Retention of signage throughout the site and ANPR cameras in order to keep track of who is entering and exiting the car park. We propose to affix two small ANPR cameras to the wall of the Crown Hotel in order to manage the car park. Furthermore, to affix a number of the signs relating to the car park to the wall of the hotel (sign numbers on site plan: 7, 8, 8a and 9)

Amendment – Details of signage including content, size and location

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 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

Members of the public are welcomed to attend the Planning 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 are also available from the Town Council.

Parish Comments

If you have a comment of view on this planning application, we would like to hear from you.

Your comments need to be:

- Material to planning
- A representation from the Parish, not individuals
- Clear and understandable
- Sent to the case officer named in the letter sent with the application documents. This can be sent via post to Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ or via email to planning@staffordbc.gov.uk. Please state the application number.

What sort of issues is the Parish able to comment on?

It is helpful to us if you can give some reasons as to why you support or oppose the proposal. It is not the number of responses that may affect a decision but the planning issues raised. These can include the following (not an exhaustive list):

- The proposal's compliance with the current national and local planning policies, including the adopted Development Plan and Local Development Framework.
- Supplementary Planning Guidance, such as Space about Dwellings or Extension to Dwellings
- Planning history, including relevant planning appeal decisions.
- The layout, scale, massing, siting, design and external appearance of a building/extension
- Impact on surrounding area (for example would the development harm the character or amenity of the neighbourhood?)
- Adequacy/inadequacy of parking/loading/turning facilities
- The effect on traffic, road access, visibility and road safety
- The effect on sunlight and daylight to neighbouring properties
- Visual Amenity (but not loss of private view)
- Impact/loss of trees and hedgerows
- Landscaping
- Effect on listed buildings and conservation areas
- Disabled persons' access

Sometimes issues are raised that we are unable to take into account when we decide planning applications, these can include (again, not an exhaustive list) the following:

- Loss/reduction of private views over other land

- Rights to light (if you feel you have a 'right to light', you may wish to seek private legal advice)
- The perceived loss of property value
- Potential profit for the applicant or from the proposal
- Loss of the ability to maintain property
- Damage to property
- Nuisance/disturbance caused during the construction period
- Private disputes/conflicts between neighbours, including land ownership, encroachment of foundations or gutters, rights of way/access and boundary/fence lines
- Personal morals, views, character or circumstances of the applicant
- Objections based on the race, age or sexual orientation of the applicant
- Whether the applicant intends to carry out the development (the applicant is entitled to receive a decision even if they do not intend to proceed with the proposal).
- Retrospective nature of approval sought – if the development has already been built or started without permission it is still necessary to look only at its planning merits.
- Obligations, rights, restrictions or covenants contained in property title deeds.
- Compliance with other controls eg Building Regulations.
- Duplication of other controls. If a matter is the subject of other separate legislation, it should not be considered as part of the planning application assessment process (eg matters controlled under the Environmental Protection legislation).

Opening Times:

**Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ**

**Monday to Thursday – 8.30am – 5pm
Friday – 8.30am – 4.30pm**