

# Stone Town Council – Planning Committee

## Minutes of the meeting held in the St Michael's Suite, Frank Jordan Centre, Lichfield Street, Stone, on Tuesday 30 April 2019

**PRESENT:** Councillor J. Davies in the Chair, and  
Councillors: Mrs C. Collier, G. Collier, Mrs J. Farnham, I. Fordham, Mrs K. Green,  
M. Green, Mrs J. Hood, R. Kenney, Mrs E. Mowatt, M. Shaw and M. Williamson

**ABSENT:** Councillors: Mrs M. Goodall, T. Jackson, P. Leason, G. Neagus, A. Osgathorpe and  
Mrs J. Piggott

---

**P19/106**      **Apologies**

Apologies were received from Councillors: Mrs M. Goodall, T. Jackson,  
A. Osgathorpe and Mrs J. Piggott

**P19/107**      **Declarations of Interest and Requests for Dispensations**

None

**P19/108**      **Representations from Members of the Public**

None received

**P19/109**      **Planning Applications**

**Application Number** – 19/30342/FUL

**Applicant** – Anwyl Homes, Anwyl House, St David's Park, Ewloe, Flintshire

**Location** – Residential Development West of Longhope Drive, Stone

**Development** – Plots substitutions for plots 1, 20, 37 and 42 from Cardigan house types to Farndon house types on existing planning ref: 18/28191/REM

**Observations:** No concerns are made in response to the plot substitutions but objections are raised about the impact the development will have on the surrounding infrastructure, with healthcare given as an example. The Town Council is particularly concerned about the additional pressures the development will have on the sewerage system.

**Application Number** – 19/30365/FUL

**Applicant** – Mr J. Lewis

**Location** – 4 Radford Street, Stone

**Development** – Erection of timber cabin within rear yard and garden of 4 Radford Street, to be used as an activity space as part of business operations at 4 Radford Street, Stone

**Observations:** No objections

**Application Number** – 19/30381/LBC

**Applicant** – Mr J. Hyde

**Location** – 71 Stafford Road, Stone

**Development** – Repair and/or replacement of casement windows with an identical design, material and construction and replacement of 20<sup>th</sup> Century French doors with more aesthetically sympathetic design of traditional materials and construction

**Observations:** The Town Council raises no objections to this development proposal but asks that the Conservation Officer's comments are borne in mind by Stafford Borough Council.

**Application Number** – 19/29876/FUL (amended plans)

**Applicant** – LNT Care Developments

**Location** – Land adjacent to The Fillybrooks (A34), Walton, Stone

**Development** – Erection of a sixty six bedroom, two storey care home for older people, with associated access, car parking and landscaping

**Amendments** – A revised Site Layout plan and a Technical Note, both submitted to address highway concerns. There is no change to the building itself or to its position within the site. The main changes are to increase the number of car parking spaces and to remove planting along the boundary with the footbridge in order to maintain access to the footbridge by the highway authority for maintenance purposes. The plan also indicates tree protection measures to safeguard retained trees during construction works.

A detailed drainage scheme requested by the Lead Local Flood Authority;

A detailed response to comments made by the Council's Design Advisor.

**Observations:** The Town Council wishes to repeat the representations submitted in response to the original plans and continues to object strongly to this planning application for the reasons submitted to the Borough Council on 6 February 2019.

Additionally, there are no changes detailed within the amended plans that alter the Town Council's views on the development proposal. The care home has been sited on a designated Local Green Space identified in the emerging Stone Town Neighbourhood Plan. The Plan, which has completed Regulation 16 and is currently subject to the Independent Examination Process, should now hold weight. No justification has been given for treating the playing field as a surplus leisure and recreation facility despite National Planning Policy requiring that enhanced provision occurs unless it can be demonstrated that the site is surplus to requirements.

The amendments are considered insignificant in relation to the scale of the development and for the following reasons do not mitigate the Town Council's concerns (and may actually make them worse):

- Parking provision is made more cramped by the additional two parking bays introduced to the plan and a new total of 33 spaces remains an inadequate number to serve the quantity of units and size of the

development. An overspill of on-street parking in surrounding residential roads will not be acceptable.

- The installation of half a deceleration lane on the A34 on the approach to the care home, does not redress access concerns and there is no acceleration lane proposed.
- The contradictions between the comments made by Forward Planning and the Design Advisor should be noted.
- The design, scale and massing of the building is intrusive and inappropriate in the location.

A named vote was requested and undertaken on the motion to object to this planning application for the reasons stated (above) and the Committee were unanimously in agreement (12 Councillors were in favour, with no Councillors against and no abstentions).

**Application Number** – 19/30370/HOU

**Applicant** – Mr & Mrs Christmas

**Location** – 4 Cherry Orchard, Stone

**Development** – Alterations to form porch to front entrance. Tiled roof over part of ground floor dining room. Alteration/new window openings to rear elevation. New window to en-suite in gable elevation

**Observations:** No objections

**P19/110**

**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.**

**Application Number** – 19/29984/HOU (amended plans)

**Applicant** – Mr S. Franks

**Location** – 14 Balmoral Close, Stone

**Development** – Proposed two storey extension to front and side with part single storey extension to side and internal alterations

**Amendment** – The red edge has been amended to show access onto the adopted highway and parking on the curtilage of the property has been amended to show three spaces. There is no change to the structure of the building.

**Observations:** No objections

**Town Mayor**