



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

25 June 2019

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 2 July 2019** at **7.10pm**, 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. Access to planning documentation is also available at:
<https://www12.staffordbc.gov.uk/online-applications/>

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. **Minutes of Previous Meeting**

To confirm as a correct record the minutes of the meeting of the Planning Committee,

held on 4 June 2019, Minute No's P20/007 – P20/011 (attached).

5. **Minutes of Previous Meeting**

To confirm as a correct record the minutes of the meeting of the Planning Committee, held on 18 June 2019, Minute No's P20/012 – P20/017 (attached).

6. **To consider the following applications for planning approval and to agree observations thereon for submission to Stafford Borough Council and Staffordshire County Council:**

Application Number – S.19/03/4119 W (County application)

Applicant – Blancomet Recycling UK

Location – Stone Business Park, Opal Way, Stone

Development – Application not to comply with (to vary) Condition 1 of planning permission S.17/05/4119 W relating to changes to the approved site layout plan and Condition 3 relating to hours of operation

Application Number – S.19/05/4119 W (County application)

Applicant – Blancomet Recycling UK

Location – Stone Business Park, Opal Way, Stone

Development – Erection of the canopy building for the new copper processing plant

Application Number – 19/30684/HOU

Applicant – Mr G. Descoteaux

Location – 44 Mount Road, Stone

Development – Two Storey side/rear extension and single storey rear extension with demolition of existing detached rear garage

Application Number – 19/30654/HOU

Applicant – Mr D. Mc Nicholas

Location – 76 Crestwood Drive, Stone

Development – Rear extension forming bedroom and front extension to store. For disabled use.

Application Number – 19/30724/REM

Applicant – Broad Oak Properties

Location – Land adjacent to 13 Stuart Close North, Stone

Development – Reserved Matters following outline application on 19/30057/OUT – access, appearance, landscaping, layout and scale.

7. **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)**

Application Number – 19/30710/HOU

Applicant – Mr Latham, 14 Trinity Drive, Stone

Location – 48 Station Road, Stone

Development – Removal of two aluminium glazed windows from front elevation and replace with double glazed sliding sash windows including single glazing bar. Removal of white UPVC moulded front door and replace with composite part glazed panelled door. Repaint window head and sill stones in brilliant white, remove red paint from brick reveals to lower window. Removal of four rear double glazed windows and

replace with UPVC double glazed opening casement windows. Removal of rear ground floor double glazed window and wall below and insert pair of French doors. Re-felt roof with new felt and battens and re-use existing roof tiles. Repoint chimney at roof level, replace lead flashing to chimney at roof level and replace all downpipes with black UPVC downpipes.

8. **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.

Stone Town Council – Planning Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 4 June 2019

PRESENT: Councillor J. Davies in the Chair, and
Councillors: T. Adamson, K. Argyle, A. Best, Mrs A. Burgess, Mrs L. Davies,
Mrs K. Dawson, M. Green, M. Hatton, J. Hickling, Mrs J. Hood, T. Kelt, R. Kenney,
P. Leason, J. Powell, C. Thornicroft and R. Townsend

ABSENT: Councillor: I. Fordham

P20/007 **Apologies**

Apologies were received from Councillor I. Fordham

P20/008 **Declarations of Interest and Requests for Dispensations**

Councillor J. Powell declared a personal interest in planning application
19/30611/FUL.

P20/009 **Representations from Members of the Public**

None received

P20/010 **Planning Applications**

Application Number – 19/30551/FUL

Applicant – The School Governors, St Dominic’s Priory School

Location – 21 Station Road, Stone

Development – Lighting to existing car park

Observations: The Town Council raises no objections to this planning application on the proviso that the lighting to the car park has no material impact on the occupiers of neighbouring residences.

The Town Council asks that Stafford Borough Council works with the school to ensure that:

- The lighting does not impact the bedrooms of neighbouring homes.
- The lighting is on a timer programmed to switch off at a reasonable hour, after school has closed in the afternoon/evening.
- The lighting towers are not so tall that they are visible from the ground floor of adjacent homes.

Application Number – 19/30215/FUL

Applicant – A.J. Roe Properties

Location – Car Park, off Back Radfords, Stone

Development – Proposed development of 4 x new two bedroom 3-storey town houses and 1 x new one bedroom apartment on the former rear yard/car park, and associated landscaping works

Observations: No objections

Application Number – 19/30576/HOU

Applicant – Mr & Mrs Mollaghan

Location – 45 Walton Way, Stone

Development – Conservatory and wood burner with associated flue

Observations: No objections

Application Number – 19/30611/FUL

Applicant – Bish Bash Ltd

Location – Land Rear of 80 Manor Rise, Walton, Stone

Development – 2 x semi-detached dwellings

Observations: The Town Council wishes to repeat the observations made in its letters dated 17 August 2016, 23 January 2019 and 6 February 2019; in response to planning applications 16/24436/OUT, 18/29820/REM and 18/29819/REM:

Members object to the proposed development due to over intensification of the area and the Tree Preservation Orders on the established trees on the walkway. There are also safety concerns due to the number of children using the walkway on their way to school, and questions are raised about access for emergency vehicles.

The Planning Committee is disappointed that the Borough Council has approved the development after disregarding the representations made by Stone Town Council.

The Planning Committee also supports the objections of neighbouring residents.

Application Number – 19/30621/FUL

Applicant – Stonegate Wealth Management

Location – 20 Stafford Street, Stone

Development – Change of use from existing vacant dwelling (C3) to financial offices (A2) with minor internal alterations. In conjunction with 19/30622/LBC

Observations: No objections

Application Number – 19/30622/LBC

Applicant – Stonegate Wealth Management

Location – 20 Stafford Street, Stone

Development – Change of use of existing dwelling (C3) to financial offices (A2) with minor internal alterations

Observations: No objections

Application Number – 19/30626/ADV

Applicant – WM Morrisons Supermarkets PLC

Location – Morrisons Supermarket, Mill Street, Stone

Development – Advertisements

Observations: No objections

P20/011

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

Stone Town Council – Planning Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 18 June 2019

PRESENT: Councillor J. Davies in the Chair, and
Councillors: T. Adamson, K. Argyle, A. Best, Mrs A. Burgess, Mrs L. Davies,
Mrs K. Dawson, M. Green, M. Hatton, J. Hickling, Mrs J. Hood, T. Kelt, R. Kenney,
P. Leason, J. Powell and R. Townsend

ABSENT: Councillors: I. Fordham and C. Thornicroft

P20/012 **Apologies**

Apologies were received from Councillors I. Fordham and C. Thornicroft

P20/013 **Declarations of Interest and Requests for Dispensations**

Councillor Mrs J. Hood declared a personal interest in planning application
19/30613/HOU.

P20/014 **Representations from Members of the Public**

None received

P20/015 **Minutes**

RESOLVED:

That the Minutes of the Planning Committee Meeting held on the 4 June 2019
(Minute Numbers P20/007 – P20/011), be approved as a correct record.

P20/016 **Planning Applications**

Application Number – 19/30562/HOU

Applicant – Mr & Mrs McAdams

Location – 12 Fraser Close, Stone

Development – Single storey side extensions and rooflights to existing and new
bathrooms

Observations: No objections

Application Number – 19/30613/HOU

Applicant – Mr & Mrs J. Camacho

Location – 127 Lichfield Road, Stone

Development – Side and rear two storey extension

Observations: No objections

Application Number – 19/30607/HOU

Applicant – Mr A. Sharratt

Location – 8 Walton Way, Stone

Development – Rear single storey extension to form utility/shower room and enlarged dining area and demolition of existing outbuilding.

Observations: No objections

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. The scheme has not been amended again but the block plan makes the development proposal clearer.

Observations: After discussing the development proposal again, the Town Council wishes to restate its previous objections to the signage and cameras. The observations given in its letter dated 22 May 2019 are:

After considering the amended plans the Town Council does not believe the differences result in any material change to the original development proposal.

The Town Council objects to this planning application for the following reasons:

- *The Crown Hotel is a listed building.*
- *The quantity and size of the signage is inappropriate and intrusive within the conservation area.*
- *The stated purpose of the signage and ANPR cameras is to ‘keep track of who is entering and exiting the car park’. The reasons for wishing to manage traffic flow was questioned and it was suggested that a different method of achieving this aim is identified.*

In addition, the Town Council stated that, as the local authority best placed to represent the interests of the people of Stone, it strongly objects to the planning application whatever the colour or size of the signage, as the car park is located within a Conservation Area and the Crown Hotel is a listed building with significant historic heritage.

P20/017

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