

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 2 July 2024

PRESENT: Councillor J. Metters in the Chair, and
Councillors: J. Battrick, A. Best, J. Davies, L. Davies, J. Hood, B. Kenney, R. Kenney,
A. Mottershead and R. Townsend

Officers: L. Trigg and T. Williams

ABSENT: Councillors: A. Burgess, K. Dawson, I. Fordham, T. Kelt, P. Leason, J. Powell,
N. Powell and C. Thornicroft

In the absence of the Chairman and the Deputy Chairman of the Committee, the Deputy Mayor was appointed Chairman for the meeting.

PC25/013 **Apologies**

Apologies were received from Councillors: K. Dawson, I. Fordham, T. Kelt,
P. Leason, J. Powell, N. Powell, and C. Thornicroft

PC25/014 **Declarations of Interest and Requests for Dispensations**

Councillor R. Kenney advised the Committee that as a substitute member of Stafford Borough Council's Planning Committee, he would not speak or vote on the planning applications listed on the agenda.

Councillor J. Hood declared a personal interest in planning application 24/39230/HOU (82 Station Road).

PC25/015 **Representations from Members of the Public**

Due to this meeting taking place in the pre-election period for the UK Parliamentary elections, the Town Council's Scheme of Public Participation had been suspended.

PC25/016 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on 4 June 2024 (Minute Numbers PC25/007 – PC25/012), be approved as a correct record.

PC25/017 **Planning Applications**

Application Number – 24/39179/HOU

Applicant – Mrs T. Hall

Location – 67 Station Road, Stone

Development – Demolition of existing conservatory and proposed single storey rear extension

Observations: No objections

Application Number – 24/39190/HOU

Applicant – Ms J. Caiazzo

Location – 100 Spring Gardens, Stone

Development – Extension to side and partial garage conversion

Observations: No objections

Application Number – 24/39129/HOU

Applicant – Mr D. Smith

Location – 15 Grange Road, Stone

Development – Single storey rear extension to existing dwelling

Observations: No objections

Application Number – 24/39125/FUL

Applicant – George Developments Limited

Location – Field Adjacent A34 Northbound

Development – Creation of an Electric Vehicle Charging Hub comprising 31 charging bays equipped with solar panels and a substation (Sui Generis), picnic areas and a drive through restaurant (Use class E), with associated access, car and cycle parking and landscaping.

Observations: The Town Council strongly opposes this planning application and makes the following observations:

- The proposed development will have a harmful effect on the openness of the Green Belt and the natural environment, including the loss of green space, trees and natural habitats for wildlife.
- The proposal constitutes inappropriate development in the Green Belt with no special circumstances that justify the need for a drive through restaurant to outweigh the harm to the green landscape.
- There is no Environmental Impact Assessment identifying, evaluating and mitigating the environmental impacts of the development.
- There are many alternative and more suitable brownfield sites, and a network of existing service stations that could be expanded to accommodate the installation of an Electric Vehicle Charging Hub.
- The application site is within Flood Zones 2 and 3 with risk of flooding from the River Trent. The rising water levels and removal of foliage – which act as a sponge for the existing water table – raise further questions about the suitability of the location.

- Concerns are expressed about the impact of light on the river ecosystem and rural landscape to the west.
- The development will create a significant increase in traffic volumes on the A34, impacting road safety and generating unwanted noise and pollution control issues.
The Town Council would be interested to know the views of the County Highways Authority but there doesn't appear to be a report available on the planning portal.
- The application is presented as a green project with the installation of electric charging points when its purpose appears to be more in line with opening another fast-food restaurant.
- The Town Council supports the many concerns that have been expressed in response to this planning application by local people.

Application Number – 24/39194/HOU

Applicant – Miss H. Dolman

Location – 38 Wood Lane, Stone

Development – Single storey front extension

Observations: No objections

Application Number – 24/38912/FUL

Applicant – Mr R. Jeffries

Location – The Chalet, Nanny Goat Lane, Stone

Development – Replacement dwelling and associated hard and soft landscaping

Observations: No objections

Application Number – 24/39223/HOU

Applicant – J. & L. Grant

Location – 24 Granville Terrace, Stone

Development – Single storey rear extension and alteration

Observations: No objections

Application Number – 24/39230/HOU

Applicant – Mrs R. Selby

Location – 82 Station Road, Stone

Development – Rear extension for a shower

Observations: No objections

Application Number – 24/39136/HOU

Applicant – Mrs S. Tolley

Location – 66 Mount Road, Stone

Development – New off-road parking to front of property including new dropped kerb and the addition of fencing.

Observations: No objections

Application Number – 24/39262/HOU

Applicant – Mrs H. Cartlidge

Location – 2 Millennium Way, Stone

Development – Single storey extensions to side/rear to form open living area and bedroom with en-suite to ground floor together with new boundary wall and pergola.

Observations: No objections

PC25/018

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

CHAIRMAN