



Town Clerk

Les Trigg

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15 Station Road
STONE
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26 March 2025

Dear Councillor,

A meeting of the **PLANNING CONSULTATIVE COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 1 APRIL 2025 at 7:10pm**, or on the rising of the General Purposes Committee meeting, if later.

The agenda is set out below and I trust you will be able to attend.

Access to planning documentation is 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.

(Note: Due to this meeting taking place in the pre-election period for County Council elections, this item will not be considered).

4. **Minutes of Previous Meeting**

- a) To confirm as a correct record the minutes of the meeting of the Planning Consultative Committee, held on 18 February 2025, Minute Numbers PC25/049 – PC25/054 (attached).

5. **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 – 24/40078/FUL

Applicant – Mr C. Croft (Croft Architecture)

Location – 58 – 60 Old Road, Stone

Development – Restoration of the main ground floor class E commercial premises including remodelling the internal layout to use as offices with meeting rooms and staff facilities. The proposal includes creating an open plan office with additional windows to maximise the natural light into the office space. Sub dividing the Class E premises so that the storage and workshop building to the rear which is to have a change of use to a C3 dwelling. This is to be converted, creating an open plan kitchen/diner with a good-sized lounge on the ground floor and a good-sized bedroom, bathroom and dressing room on the first floor. The existing first floor class C3 dwelling is to be remodelled with a modern living internal layout, creating an open plan kitchen/diner, a good-sized lounge and family bathroom, maintaining the same number of bedrooms.

Application Number – 25/40223/OUT

Applicant – JRJ Homes

Location – Land at Downing Gardens, Walton

Development – Outline Application: Residential development all matters reserved

Application Number – 25/40333/HOU

Applicant – Mrs E. Coslett-Blaize

Location – 105 Oulton Road, Stone

Development – Demolition of existing lean-to structure and erection of a single storey rear extension to a semi-detached dwelling.

Application Number – 25/40361/HOU

Applicant – Mr D. Robinson

Location – 174A Lichfield Road, Stone

Development – Partial demolition to front and rear. Front and rear extensions

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:**

Application Number – 24/39983/FUL

Applicant – Nelson Land Limited

Location – 42 – 44 High Street, Stone

Development – Change of use of commercial space from sui generis (betting shop) to use class E for use by CA UK as a banking hub including front elevation changes and signage. Rear proposed change of use from sui generis (betting shop) to use class C3 for no 1 studio apartment with separate entrance to the side combined with replacement and introduction of windows and a rear access door to the courtyard, replacement of first floor windows and all related works.

Observations: No objections

Application Number – 24/39984/ADV

Applicant – Nelson Land Limited

Location – 42 – 44 High Street, Stone

Development – Change of use of commercial space from sui generis (betting shop) to use class E for use by CA UK as a banking hub including front elevation changes and signage. Rear proposed change of use from sui generis (betting shop) to use class C3 for no 1 studio apartment with separate entrance to the side combined with replacement and introduction of windows and a rear access door to the courtyard, replacement of first floor windows and all related works.

Observations: No objections

Members of the public are welcome to attend the Planning Consultative 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 website.

Stone Town Council – Planning Consultative Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 18 February 2025

PRESENT: Councillor C. Thornicroft in the Chair, and
Councillors: J. Davies, L. Davies, I. Fordham, J. Hood, R. Kenney, J. Metters,
J. Powell, N. Powell and R. Townsend

Officers: L. Trigg, R. Edwards and T. Williams

ABSENT: Councillors: J. Battrick, A. Best, A. Burgess, K. Dawson, T. Kelt, B. Kenney,
P. Leason and A. Mottershead

PC25/049 **Apologies**

Apologies were received from Councillors: J. Battrick, A. Best, A. Burgess,
K. Dawson, T. Kelt, B. Kenney, P. Leason and A. Mottershead

PC25/050 **Declarations of Interest and Requests for Dispensations**

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

PC25/051 **Representations from Members of the Public**

None received.

PC25/052 **Minutes**

RESOLVED:

That the minutes of the Planning Consultative Committee meeting held on
14 January 2025, Minute Numbers PC25/043 – PC25/048), be approved as a
correct record.

PC25/053 **Planning Applications**

Application Number – 24/39897/FUL

Applicant – Mr G. Cole (Stone Lawn Tennis and Squash Club)

Location – Stone Lawn Tennis and Squash Club

Development – Two floodlit padel courts with canopy over

Observations: The Town Council has no objections but seeks assurance that the
development proposal conforms with lighting requirements to protect
neighbourhood amenity and wildlife from light pollution.

Application Number – 24/40005/HOU

Applicant – Mr & Mrs Haycock

Location – 38 Thomas Avenue, Stone

Development – Extension over existing garage to extend existing bedroom, garage conversion into office space and single storey rear extension.

Amendment – Extension over existing garage to create extension to existing bedroom.

Observations: No objections

Application Number – 25/40140/HOU

Applicant – Mr C. Cox

Location – 11 Arthur Street, Stone

Development – Two storey side and rear extension and alterations to the cellar.

Observations: No objections

Application Number – 25/40191/HOU

Applicant – Mr & Mrs Lakin

Location – 7 Redfern Road, Stone

Development – Single rear domestic extension with additional bedroom at first floor.

Observations: No objections

Application Number – 24/39971/FUL

Applicant – Dove Technology Ltd (c/o Enviroconsult Ltd)

Location – Unit 11 to 12 Walton Industrial Estate, Beacon Road, Stone

Development – Change of Use of Units 11 & 12 Walton Industrial Estate, Beacon Road, Stone) from B8 (Storage & Distribution) to B8 (Storage & Distribution) and B2 (General Industry) and installation of extraction equipment.

Observations: No objections

PC25/054

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 – 24/39779/HOU

Applicant – Mr I. MacDonald

Location – Radford House, The Avenue, Stone

Development – Installation of electric driveway gate

Observations: No objections

CHAIRMAN