



Chair - Councillor B McKeown

Present (for all or part of the meeting):-

Councillors:

B M Cross	B McKeown
A D Hobbs	D M McNaughton
F D J James	A Nixon
R A James	M Phillips
E G R Jones	S N Spencer
P A Leason	

Officers in attendance:-

L Taylor-Grime	-	Principal Solicitor
J Holmes	-	Development Manager
E Handley	-	Senior Planning Officer
J Allen	-	Democratic Services Officer

**PC64 Minutes**

Minutes of the meeting held on 17 January 2024, as previously circulated were approved as a correct record.

**PC65 Apologies**

Apologies for absence were received from:

Councillor P W Jones (substituted by Councillor R A James),  
Councillor R Kenney (substituted by Councillor P A Leason) and  
Councillor J P Read (substituted by Councillor A D Hobbs).

**PC66 Application 23/38326/FUL - Land at St John's Church , Granville Terrace, Stone**

(Recommendations:

- 1 That the Planning Committee consider whether the development would, without condition 6, be acceptable, and
- 2 That if the Planning Committee resolve to approve the application, that permission is granted with conditions 2, 3 and 4 varied).

Members considered the report of the Head of Economic Development and Planning regarding the matter.

Public speaking on the proposal was as follows:

K Handy spoke in objection to the application. He and his family have lived in the neighbouring property to the development for the last 25 years and have had to deal with uncertainty regarding the development since the church was sold in 2012. If condition 6 (obscured glazing) is removed, Mr Handy and his family will lose privacy and will be overlooked. Mr Handy called on the Members to reject the application.

Councillor R A James proposed that the application be rejected due to lack of privacy, impact on the neighbouring property and local amenity. Councillor S N Spencer seconded the proposal.

On being put to the vote the proposal to reject the application was carried.

RESOLVED:- that planning application 23/38326/FUL be rejected due to lack of privacy, impact on the neighbouring property and local amenity.

**PC67 Application No's 23/38381/LBC - Land at St John's Church, Granville Terrace, Stone**

(Recommendations:

- 1 That with regard to condition 12 the Planning Committee resolve to determine this application in line with their consideration of application 23/38368/FUL regarding condition 6 of 21/35049/FUL, and
- 2 That if the Planning Committee resolve to approve the application, that listed building consent is granted with conditions 5 and 8 being varied).

Members considered the report of the Head of Economic Development and Planning regarding the matter.

Public speaking on the proposal was as follows:

A Howells spoke in support of the application but had arrived after the determination of the previous application.

K Handy was invited to speak in objection to the application but stated that all points had been covered in the previous application and this application is a technicality.

Members were reminded that as the application is for listed building consent, amenity cannot be considered.

Councillor A Nixon proposed that the application be approved. The proposal was seconded by Councillor F D J James.

On being put to the vote the proposal to approve the application was carried.

RESOLVED:- that planning application 23/38381/LBC be approved with the removal of condition 12 and variation of conditions 5 and 8.

## PC68 Planning Appeals

Considered the report of the Head of Economic Development and Planning.

Notification of the following appeals had been received:-

### Notified Appeals

Application Reference	Location	Proposal
<b>23/37448/HOU</b> <b>Delegated refusal</b>	Ashwood 93 Hilderstone Road Meir Heath	Erection of two-storey front/side extension, single storey rear extension
<b>22/36317/FUL</b> <b>Delegated Refusal</b>	Land at Embry Avenue Stafford	Erection of two two-bed semi-detached houses and two one-bed maisonettes with associated parking and amenity space
<b>21/35138/REM</b> <b>Committee Refusal</b>	Former Eagle Inn Car Park Newport Road Eccleshall	Residential development for up to 2 dwellings, appearance, landscaping, layout, scale , the outline was not an EIA

### Decided Appeals

Application Reference	Location	Proposal
<b>23/37070/HOU</b> <b>Delegated Refusal</b> <b>Appeal Allowed</b>	Chardry Ley Boat Lane Weston	Retrospective application for retention of unauthorised boundary wall
<b>21/33778/FUL</b> <b>Delegated Refusal</b> <b>Appeal Dismissed</b>	Hillside Nurseries Leadendale Lane Rough Close	Replacement of existing ancillary residential accommodation

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>23/37454/HOU Delegated Refusal Appeal Allowed</b>	18 St Ives Close Stafford	Erection of a single storey extension to the rear elevation
<b>22/35688/LDC Non-Determination and Costs Appeal Dismissed and Costs Refused</b>	Lock House Restaurant Trent Lane Great Haywood	Lawful Development Certificate - To confirm the use of former tea rooms as single residential unit in connection with existing dwelling
<b>23/37530/HOU Delegated Refusal Appeal Allowed</b>	Holmlea Marston Lane Marston	Retrospective approval for change of design and window placement from planning approval 20/33423/HOU granted in March 2021 and permission for additional storey to original property

*Members were advised that a Special Planning Committee would be taking place week beginning 26 February with a date and time to be confirmed.*

CHAIR