

Councillor R M Sutherland (Chairman)

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

Councillors:

C A Baron	W J Kemp
G R Collier	D B Price
B M Cross	J K Price
I E Davies	G O Rowlands
A S Harp	C V Trowbridge
E G R Jones	

Also present – Councillors L B Bakker-Collier and J Hood

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr S Owen	-	Planning Assistant
Mr I Curran	-	Legal Services Manager
Miss L Collingridge	-	Solicitor
Mr J Dean	-	Democratic Services Officer

PC88 Minutes

Minutes of the meetings held on 10 and 19 December 2018 were submitted and signed.

PC89 Apologies

Apologies for absence were received from Councillor M G Dodson

PC90 Application No 18/28965/FUL – Crown Wharf, Crown Street, Stone

(Recommend approval, subject to conditions).

Considered the report of the Head of Development regarding this matter.

Prior to his presentation, the Development Manager referred Members to the plan as set out on page 26 of the agenda as compared to the associated presentation slide which contained the amended application site boundary, and confirmed receipt of comments from the Councils Tree Officer (no comments) and the Design Advisor (response summarised).

Continuing, Mr Holmes suggested the addition of the 2 following additional conditions, and an amendment to Condition 5:-

5. The public house shall not be brought into use unless and until the theatre has been constructed and handed over to the Crown Wharf Theatre Trust, and the wharfinger`s cottage and store restored and refurbished in accordance with the approved details.
14. No construction works or alterations shall be carried out to wharfinger`s cottage and store unless and until further surveys of those buildings for the presence of bats have been carried out and the results of those surveys, along with any mitigation measures, have been submitted to and approved in writing by the local planning authority. Thereafter, the approved mitigation measures shall be carried out before the wharfinger`s cottage and store are first re-used.
15. The development shall not be first used unless and until the pedestrian access route hatched yellow on plan no. 1881/D06B has been permanently marked out on the site and the section of wall removed. Thereafter the pedestrian access route shall be retained.

Public speaking on the proposal was as follows:-

Mr S Nuttall raised the following points during his support for the proposal:-

- Thanked Officer for recommending the proposal be approved
- Addressed issues regarding design/conservation issues
- Noted series of meetings held to allay concerns
- The value of the proposal was not in question
- Was a highly complex, dramatic development
- Provided an opportunity to celebrate Stone`s heritage
- Was the most interesting scheme he had been involved with
- Had met with strict development guidelines
- Noted agreement to purchase nearby Fire Station
- Were experienced pub operators who knew their market
- Had capital secured to deliver the scheme
- Asked to Committee support of the proposals
- Approval would allow plans to restore the site and associated cottage
- Would provide employment for 30 people
- Highlighted letter received supporting the proposal
- Confirmed local support for the scheme

Councillors L B Bakker-Collier (1), St Michaels and Stonefield Ward Member, and J Hood (2), adjoining Walton Ward Member at the invitation

of the Chairman addressed the Committee and raised the following issues:-

(1)

- Thanked the Chairman for the opportunity to speak
- Was a welcome development for Stone
- Referred to other ongoing works in the area
- Thanked Officers and Cabinet Members for their support of the plans
- Praised Joules Brewery for their investment in Stone
- Design of the site was a matter of opinion
- Constituents were looking forward to the scheme being delivered
- Gave her full support to the plans

(2)

- Was an exciting, innovative, beautiful design for Stone
- Mimicked the original old buildings in the area
- Was great excitement for the plans in the local area
- Design was sympathetic to the Conservation Area
- Welcomed the proposals
- Thanked the Chairman for the opportunity to speak to the Committee

The Committee discussed the application and raised a number of points, including:-

- Responses of Conservation/Design advisors
- Proximity of buildings to canal edge
- Potential noise impact of neighbours
- Consultation with the Arts Council
- Design of layout

The Committee asked for further details of the Design Advisor's objections and were provided with copies of his consultation response.

Resulting from the debate, it was moved by Councillor J K Price and seconded by Councillor C A Baron that the application be deferred, pending redesign of the application.

The committee continued to consider the matter, during which the following points were discussed:-

- Current street scene was very unattractive

- Proposal was a huge improvement, welcomed by the people of Stone
- Was a fantastic opportunity for Stone which should be supported
- Noted some highways concerns
- Case Officer had come to a reasonable conclusion
- Loss of car parking spaces.

On being put to the vote the motion to defer the application was declared to have fallen and he suggested revisions.

It was subsequently moved by Councillor I E Davies and seconded by Councillor C V Trowbridge that the application be approved, subject to the conditions as set out in the report.

RESOLVED:- that planning application No 18/28965/FUL be approved, subject to the conditions as set out in the report of the Head of Development, the 2 additional conditions and revised Condition 5:-

5. The public house shall not be brought into use unless and until the theatre has been constructed and handed over to the Crown Wharf Theatre Trust, and the wharfinger`s cottage and store restored and refurbished in accordance with the approved details.
14. No construction works or alterations shall be carried out to wharfinger`s cottage and store unless and until further surveys of those buildings for the presence of bats have been carried out and the results of those surveys, along with any mitigation measures, have been submitted to and approved in writing by the local planning authority. Thereafter, the approved mitigation measures shall be carried out before the wharfinger`s cottage and store are first re-used.
15. The development shall not be first used unless and until the pedestrian access route hatched yellow on plan no. 1881/D06B has been permanently marked out on the site and the section of wall removed. Thereafter the pedestrian access route shall be retained.

PC91 **Application No 18/29308/HOU – 4 New Row, Bradley Lane, Hyde Lea, Stafford**

(Recommend approval, subject to conditions).

Considered the report of the Head of Development regarding this matter.

Prior to his presentation the Planning Assistant detailed two updates for Members to note regarding the associated rear door to the property and a correction to the plans and subsequent amendment to Condition 2 of the report.

It was subsequently moved by Councillor G O Rowlands and seconded by Councillor A S Harp that the application be approved, subject to the conditions as set out in the report, and the amended Condition 2.

RESOLVED:- that planning application No 18/29308/HOU be approved, subject to the conditions as set out in the report of the Head of Development, and the following amendment to Condition 2:-

2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

- Location Plan (At a scale 1:1250)
- Proposed Elevations and Block Plan (At a scale 1:500 and 1:50) Drawing No. EDS_0556_04 Revision G
- Proposed Floor Plan, Roof Plan and and Block Plan (At a scale 1:500 and 1:50) Drawing No. EDS_0556_03 Revision F

CHAIRMAN