

USEFUL CONTACTS

HIGHWAYS

Street lights, pot holes, standing water, footpath issues and many highway matters can be reported online:-

www.staffordshire.gov.uk/reportit

It is important that residents report issues so that it is logged with an enquiry number and assigned to an County Council officer for inspection and assessment.

General enquiries can be directed to:

highways@staffordshire.gov.uk

The Customer Service Centre can help with issues in logging new reports and providing advice and guidance.

RIGHTS OF WAY

There is a reporting system for issues with the public rights of way, which can be found at:

<https://pro.w.staffordshire.gov.uk/standardmap.aspx>

BOROUGH COUNCIL

To report problems associated with grass cutting, play areas, fly tipping, street sweeping and name plates:

Street Scene - 01785 619401

Recycling collection - 01785 619402

email: info@staffordbc.gov.uk

Dogs - dog fouling and stray dogs:

01785 619000

Email: dogs@staffordbc.gov.uk

REFUSE LORRY

During the current Covid-19 restrictions and subsequent difficulties, the special collections have been suspended for the time being.

PARISH COUNCIL MEETINGS

ZOOM

Residents of Eccleshall parish are welcome to attend meetings and may address the members during the Public Participation session at the start of the meeting. All meetings commence at 7.30pm unless otherwise stated.

HIGH STREET NOTICE BOARD

If you have flyers for any community events that you wish to be posted up on the Parish Council noticeboard in High Street, there is a tray located in I.Tech in Stafford Street where notices can be left or email your poster to Councillor Peter Jones.

SUSPECT A CRIME?

This is a general reminder to everyone to report any suspicious activity you witness to the **police on 101** at the time of the incident.

Please obtain as much information as you can, i.e. description of person involved, vehicle registration, make and model. If these incidents are not reported immediately the police can take no action.

There is also the option to report a crime via Facebook and Twitter, by sending a direct message. Messages will be logged in the same way as a 101 call, and the service is manned from 7am until midnight.

Please still call 999 if it is an emergency and an urgent response is needed.



**Eccleshall
Parish Council**



Winter Newsletter 2020

www.eccleshallparishcouncil.co.uk

PARISH COUNCIL MEMBERS

TOWN WARD

Mrs Eileen Amos
6, St. Chad's Road, Eccleshall.
01785 851827
eileen.amos@eccleshallparishcouncil.co.uk

Mr Peter Jones (Chairman)
25, Wheelwright Drive, Eccleshall.
01785 851381
peter.jones@eccleshallparishcouncil.co.uk

Mrs Joy Jones
25, Wheelwright Drive, Eccleshall.
01785 851381
joy.jones@eccleshallparishcouncil.co.uk

Mr Gordon Dale
74 High Street, Eccleshall.
01785 850124
gordon.dale@eccleshallparishcouncil.co.uk

Mrs Libby Dale (Vice -Chairman)
74, High Street, Eccleshall.
01785 850124
libby.dale@eccleshallparishcouncil.co.uk

Mr Philip Stenning
1, Shaw's Lane, Eccleshall.
01785 859984
philip.stenning@eccleshallparishcouncil.co.uk

Mrs Ros Taylor
1, Southlands Court, Eccleshall.
01785 859068
ros.taylor@eccleshallparishcouncil.co.uk

VACANCY

CROXTON WARD

Mr Bryan Delanchy,
5, Highfields, Croxton.
Tel. 07837 296472
bryan.delanchy@eccleshallparishcouncil.co.uk

Mrs Ros Langford
Ferndale, Woodwall Green, Croxton.
01630 620545
ros.langford@eccleshallparishcouncil.co.uk

Mr Stuart Mifflin
Church Cottage
Church Lane, Croxton.
stuart.mifflin@eccleshallparishcouncil.co.uk

HORSLEY WARD

Mr Stuart Perren
Conifers, Cross Butts, Eccleshall.
017773 3255331
stuart.perren@eccleshallparishcouncil.co.uk

Mr Chris Wilkins
Elford Rise, Shaw's lane, Eccleshall.
01785 851429
chris.wilkins@eccleshallparishcouncil.co.uk

Mr Steve Kean
Countryside, Cash lane, Garmelow.
01785 284450
steve.kean@eccleshallparishcouncil.co.uk

SLINDON WARD

Mr John Leather
Ankerton House, Eccleshall.
01785 850888
john.leather@eccleshallparishcouncil.co.uk

County Councillor

Mr Jeremy Pert
Bank Farm, Croxton.
07740 924659
Email: jeremyp@jeremypert.co.uk

Borough Councillors

Mr Peter Jones (details as opposite)
Mr Jeremy Pert (details as above)

Clerk to the Council

Mrs Stacey Worden
16, Newport Road, Great Bridgeford
Stafford ST18 9PR.
01785 282296
Email: eccleshallpc@gmail.com

Contact Us

Each area of the parish is represented by one or more councillors who would like to hear your views.

The Clerk can be contacted at Eccleshallpc@gmail.com or by telephone on 01785 282296.

Hedgehog SOS!

Our hedgehogs will be in hibernation from November through to March/April.

Many now visit our gardens, and appreciate a bowl of water or some specialist hedgehog food in order to reach their optimum weight and survive the hibernation period. Hedgehogs can visit many gardens, in one night so ensuring they have a gap to squeeze through in any fencing is ideal.

However, there are many hazards for hedgehogs, including garden netting and rubbish. A local resident has raised awareness of the dangers of elastic bands. Long term entanglement can lead to injury and serious



Snowy Scene at Jackson's Marsh.



Celebrating the 75th Anniversary of VE Day

This celebratory three days of events should have taken place early in May 2020. Unfortunately these had to be postponed due to Covid-19.

They were to include:

Quiz Night

Afternoon Tea

Two performances of a World War 11 Variety show

The Parish Council wish to thank everyone involved in the organisation and rehearsal for all their hard work before lockdown and we very much hope that these celebratory events can take place in 2021/2 with a similar theme.

Elford Heath

Eccleshall Parish Council has completed the initial programme of works that included removal of silt from the pool and cutting back or coppicing trees around the immediate vicinity in order to open it up and improve the quality of the pool water, the outlook of the pool, aiming to increase biodiversity by the creation of new marginal habitat areas. Picnic benches have also been installed.

Eccleshall Parish Council are committed to conserving a key natural habitat in Eccleshall, whilst working to further enhance and promote biodiversity in order to produce an area that residents will be proud of and enjoy for years to come.



Before (October 2019)



After (June 2020)

CHRISTMAS TREES

As usual the town will be decorated with Christmas trees and lights throughout December. The trees and lights will be erected by Eccles Society members (in accordance with current restrictions). The 25 foot trees in the Holy Trinity churchyard and at the crossroads are erected by Woods Farm.

The trees will be removed over the first weekend in January.

The Parish Council wishes to thank the Eccles Society who will be erecting the 68 small Christmas Trees in the town and checking brackets, Woods Christmas Tree Farm at Solihull for supplying and delivering all the trees, A.S. Electrical Services for installing the lights on the large trees and Traction Equipment for the loan of a cherry picker.

The decorations on the crossroads tree will be made once again by the children at the Bishop Lonsdale Academy

The trees are provided by the Eccleshall Parish Council.



SANTA VISITING ECCLESHALL

It seems likely that he will only be able to visit our community on Christmas Eve this year and the traditional visit of his sleigh outside the Holy trinity Church has had to be cancelled.

Carols around the Christmas Tree

Like so many events the annual Carols around the Christmas Tree has had to be cancelled because of the Covid-19 restrictions.

Keeping residents safe must be our highest priority.

Welcome to your New Councillor

Parish Council Elections take place every four years and members of the public are invited to attend the meetings and observe the activities of the council. It is an excellent method of finding out if membership of the council may be something you could consider in the future.

Welcome Steve Kean to the Eccleshall Parish Council

"I suspect this may be as much a surprise to you as it was to me, but I am now Parish Councillor for the Horsley Ward. Showing an interest in local issues can lead to unexpected consequences and I was co-opted at the Parish Council meeting on September 23rd.



I have lived in Cash Lane, near the Garmelow crossroads, for almost 40 years, arriving here on promotion (after gaining a BSc) to the then BT Training College in Yarnfield, where I eventually gained an MBA. Following early retirement I spent nine years as a Management Training and Telecoms consultant, much of the work being overseas contracts for countries seeking membership of the EU. or looking to modernise their networks.

Some of you may recognise me as "the Bike Man" as I was heavily involved in setting up the Back-2-Bikes recycling Project in Stafford for several years. But recognise me or not, please feel free to contact me with any ideas (or issues) you may have to improve our little corner of paradise."

Councillor Steve can be reached at 01785 284450 or email him at steve.kean@eccleshallparishcouncil.co.uk

The Parish Council is aware that there have been several incidents where cows have chased people walking paths in fields in various parts of the country. If people are walking dogs, the NFU advice is firstly to keep them on leads whenever crossing fields of cattle. Cattle are normally harmless, but if a cow or bull displays threatening behaviour, let your dog off the lead as cattle are more likely to chase a dog than a person.

There really are some wonderful footpaths in the parish and we very much hope that as so many more of the paths are now clear of obstacles and overgrowth, stiles are mended and way markers and finger posts are repaired and replaced so that more residents can enjoy them on beautiful, crisp autumn days. More work will be carried out next year. If you find any problem with any path you walk please report the issue to Ros Taylor at ros.taylor@eccleshallparishcouncil.co.uk or eccleshallpc@gmail.com. For more information about our local footpath walks please see <https://www.eccleshallparish.co.uk/footpaths/> or for county Rights of Way maps <https://prow.staffordshire.gov.uk/standardmap.aspx>

Happy walking.





The Wonderful Footpaths in Eccleshall Parish

This summer the Parish Council has resurrected the Footpath Marshals scheme. This was considered particularly important during times when residents could not visit sports centres, gyms and swimming pools, giving them the opportunity to get out in the fresh air and walk the many wonderful footpaths in the parish.

There are around 150 footpaths in the parish divided into 21 allocations of around eight paths per set of Marshals. Footpath Marshals walk their allocated paths at least twice a year and report any problems they find to the Parish Council. The issues can range from overgrowing brambles/ nettles and fallen trees to damaged stiles and missing way markers etc. Footpath Marshals are happy to carry out minor works, however bigger issues are tackled by Graham, the Footpaths Maintenance Operative. Graham has cleared fallen trees and branches, cut back overgrowth, mended many stiles and replaced way markers and finger posts. Graham has also carried out a comprehensive review of all the stiles and identified around a dozen that require complete replacement. It is hoped that these new stiles can be installed in 2021 with the help of a County Council scheme and our volunteers.

The Parish Council wish to thank the Footpath Marshals for walking and carrying out maintenance work on their allocated footpaths over the past six months: Phil and Wendy Baskerville, Gina Brady, Tony Brookes, Craig and Julie Bunn, Dennis Camp, Frank and Vanessa Chapman, Graham and Pam Cole, Neil Davenport, Brian and Myf Freeman, David and Christine Heelas, Mike and Maureen Malyon, John and Susan Norfolk, Stuart Perren, Ant Reid, Paul and Lesley Roberts, Peter Rolfe and Dagmar Ruben, David and Di Sandham, Luke and Anne Sergeant, Andy and Iris Smith, Phillip Stenning, Roger and Ros Taylor, and Chris Wilkins.

COUNCIL COMMITTEES

In addition to the full Parish Council there are five main committees, Planning, Enhancements, Policy & Resources, Traffic Management and Footpaths. There are also two smaller committees which meet as and when they are needed, the Staffing Committee and the Newsletter team.

PLANNING COMMITTEE

The Planning Committee meets every two weeks to consider planning applications in the parish supplied by the Stafford Borough Council. The committee is chaired by Bryan Delanchy and submits its views to the Stafford Borough Council Planning Department.

ENHANCEMENTS COMMITTEE

The Enhancements Committees meets as and when it is required and is chaired by Libby Dale. The committee has a wide remit and is concerned with the appearance of the parish and the delivery of any project that aims to enhance the local area. The committee is also responsible for surveying Council assets and ensuring they are up to a suitable standard. This includes all of the council's benches and noticeboards.

POLICY & RESOURCES

As the name suggests the committee consider all matters financial and policy oriented and makes recommendations to the full council, including the budget. The committee is traditionally chaired by the chairman of the council, currently Peter Jones.

TRAFFIC MANAGEMENT COMMITTEE

All things to do with roads and footpaths in the parish, including transport, parking, speeding etc. The committee is chaired by Libby Dale.

FOOTPATHS COMMITTEE

There are around 150 public footpaths in the parish that are the responsibility of the Staffordshire County Council. Unfortunately the Rights of Way department at the County do not have the resources to maintain them all to a good standard. The committee aims to provide support in the maintenance with the help of a local footpaths operative, supported by footpath marshals who walk allocated paths and report issues as they see them.

Who is responsible for what?

There are three local authorities which serve Eccleshall Parish and it can be confusing which one of them deals with what. For example the Stafford Borough Council collects the rubbish from our homes but it is the Staffordshire County Council that disposes of it.

We try here to clarify who does what, but this is not an exhaustive list.



The Stafford Borough Council is responsible for an area of roughly 600 square kilometres with a council tax income of approximately £7.5m 2020-2021

Planning

To consider and make decisions on the majority of planning applications.
Planning Enforcement
To produce the Local Plan for Stafford Borough
Tree Preservation Orders
Historical Buildings and Conservation Areas

Highways, Streetscene and Parking

Parking Enforcement (parking wardens)
Street Cleansing, including litter bins and dog bins
Naming of Streets

Recreation and Open Spaces

Sports and leisure centres (Stafford & Stone)
Beech Road Play Area
Maintenance of some pathways
Mowing by the Public Conveniences

Other key services

Refuse Collection / Recycling
Housing, Building regulations
Economic Development
Tourist Development
Food Safety
Licensing
Public Conveniences (Stone Road)
Dog & Pest Control
Noise Abatement
Grants to Voluntary Bodies
Council tax and Business Rate Collection
Housing and Council Tax Benefits

We only need five more Keep Eccleshall Tidy volunteers to cover the following areas:

Southwell Estate, Langton Park, School Road and Eagle Crescent, The Burgage and Kings Vale, Blacksmith Close and Cartwright Walk.

The Parish Council are also looking for volunteers to cover Slindon and Horsley, Copmere, Offley Hay and Broughton but only where there are pavements beside the roads. Croxton already has a very well organised team.

It would be excellent if we could complete the Keep Eccleshall Tidy team to cover the whole of the town and outlying villages. If you consider that you could volunteer for this fantastic team please contact ros.taylor@eccleshallparishcouncil.co.uk

DOORSTEP REMEMBRANCE

The Eccleshall Parish Council worked with the Holy Trinity Parish Church and the Royal British Legion to arrange the Doorstep Remembrance which took place on Sunday 8th November.

The Covid-19 restrictions made it impossible to hold the traditional parade, service in the church and wreath laying .

Rev'd Jules Walker attended the memorial privately to say prayers on behalf of the community and to lay a wreath.

Other wreaths were laid in the afternoon by the various other local bodies.



Eccleshall Parish Council is on Facebook

www.facebook.com/EccleshallPC

KEEP ECCLESHALL TIDY

'I grew up in the 1950s when people took a pride in the town. Shopkeepers took great pride in keeping the area around their shop tidy and swept the pavement in front of their shop every day. There was a road sweeper that went around the town with his brush and handcart and swept the gutters in the town every day before the shops opened. Children were taught by their parents and at school too not to drop litter but to take it home with you. I always wondered how my mother knew that I had bought sweets not realising that by taking the wrappers home with me the evidence was in my coat pocket!'

Sheila Slaney

These are some of the wonderful recollections of a resident who was born in Eccleshall and whose family have lived in the town for many generations. Although Eccleshall has grown exponentially in the past few decades I believe that residents still have pride in our town and want it to be a pleasant place for all residents and welcoming for visitors. The Parish Council has recruited 26 very dedicated Keep Eccleshall Tidy team members who are doing a splendid job picking up litter and cleaning road signs and seats. All our volunteers have agreed to take ongoing responsibility for their allocated area of Eccleshall. Volunteers work individually, or in pairs and others as families and carry out litter picking duties whenever is convenient to their own life schedules. The Parish Council would like to thank them for their wonderful community spirit. Also many thanks to Fletchers who have agreed to site a new bin, outside their gates, and empty it.

We are lucky in Eccleshall to have so many different types of places to eat that are so convenient and enjoyed by our growing population. However this has resulted in much more litter on our streets especially from takeaway food outlets that are used, not only by Eccleshall residents, but also people visiting our town for an evening out. It would be so good if people could be encouraged to take their rubbish home with them.

Other litter picker teams have also tackled areas where there is a considerable build up of litter and where we still need Keep Eccleshall Tidy team volunteers. The Parish Council would like to thank Ant Reid and his team that carried out an annual litter pick on 27 September this year.

continued overleaf



The area covered by the County Council is 2,713 square kilometres with a council tax income of approximately £376m. 2020-2021

Planning

To consider and make decisions on other specific applications.

Strategic Planning
Minerals and Waste Planning
Historical Buildings

Highways, Streetscene and Parking

Public Highways including pavements
On-Street Parking
Traffic management
Street Lighting, Passenger Transport and Logistics

Recreation and Open Spaces

Rights of Way

Other Key Services

Education, Social services
Refuse Disposal / Recycling
Economic & Tourism Development
Consumer Protection,
Trading Standards
Public Health
Registration of Births, Marriages and Deaths
Grants to Voluntary Bodies
Concessionary Travel



Eccleshall Parish Council received council tax of £81,250 (Precept) 2020-2021.

Planning

To consider planning applications and submit responses to the Stafford Borough Council or Staffordshire County Council as a non-statutory consultee.

To produce and amend the Neighbourhood Plan for the parish.

Highways, Streetscene and Parking

Bus Shelters, The Pillar Clock, Benches and Notice Boards. Provision of some litter bins (emptied by the SBC)

Provision of some rotational Speed Indication Devices.

Recreation and Open Spaces

Allotments (Shaws Lane)
Croxton Play Area, Bishops Court, Elford Heath and pool.

Responsibilities of Eccleshall Parish Council continued overleaf



Responsibilities of Eccleshall Parish Council continued

Undertaking Grass Cutting and tidying of:

Washpits, top of Kerry Lane, Copmere Picnic Site, Croxton Well verges, Church Street and Castle Street verges (part of), the Eyeswell walkway and other minor paths.

Supporting the County Council with some maintenance works to Rights of Ways.

Other key services

Christmas trees and Lights (with the Ecclesian Society)

Grants to support local voluntary bodies

PARISH GRANTS

Each year the Parish Council receives applications for financial support in the way of grants to support their club or organisation.

In the past we have supported sports clubs, social clubs, churches, new groups starting out etc.

Towards the start of the Covid-19 restrictions the Parish Council allocated up to £5,000 to support [Eccleshall Cares](#), who have so far received £2,500.

The recently formed [Eccleshall Community Amateur Dramatics, a new drama group](#), received a grant of £500. They were able to put on a fantastically successful Pantomime in January 2020 and we look forward to hearing all about new productions.

The council can only consider applications from organisations within the parish.

Applications should be made to the Parish Clerk Mrs Stacey Worden. The application is available online at:

<https://www.eccleshallparishcouncil.co.uk/publications/>

Flood Action Group continued

A number of properties on Linacre Road have flooded arising from an open watercourse at the side of The Orchard development overflowing its banks. It is the responsibility of the riparian owners to keep the ditch clear but this may prove to be a difficult task and SCC plan to put in a new trash screen where the watercourse becomes piped although this may not happen for a couple of years yet.

At the Zoom meeting it is my intention to stand down as Chairman of the group due to mobility issues. Peter Rolfe has kindly agreed to stand as Chairman and he can be contacted on 01785 748446 any time from now onwards.

Chris Archer

REPORT FLOODING!

It is vital that as many people as possible report any flooding that they see so that Severn Trent Water cannot ignore the problem. To report flooding, contact the Customer Operations Service Centre on 0800 783 4444 or the Severn Trent Website:- "Report a Problem"

<https://www.stwater.co.uk/my-supplies/report-a-problem/?text-only=show>

Please help the Flood Action Group by reporting the problems as they occur. To contact the Group ring Kath Lynch on 07474 463906.



Eccleshall Guide

The Eccleshall Guide is online for all your information about Eccleshall.

Guide information can be found at: www.eccleshallguide.org

The 2021 edition of the printed Guide is due out in January 2021

ECCLESHALL FLOOD ACTION GROUP REPORT

Progress with flooding issues in the town has been slow and clearly not helped by the Covid-19 pandemic so that the planned meeting for April 2020 was cancelled and will now take place by means of a Zoom meeting. Invitations have been sent to key Agency representatives and, at the time of writing, a date has yet to be fixed.

This follows major flooding in the town on 12th August when at least 17 properties are known to have had flood water within the buildings. At Stafford Street and Castle Street this was not helped by a number of gullies being blocked. They had recently been cleaned but more serious blocking was found and reported but, at the time of writing, the specialist contractor required to clear the pipes and gully connections has not arrived to carry out the work. As with previous floods virtually nobody appears to have reported the flooding to Staffordshire County Council or Severn Trent Water, which is fundamental if pressure is to be brought on these authorities to provide adequate sewers and drains. **Eccleshall FLAG ask you all for your assistance with reporting.** On line reporting takes but a few minutes. Photographs are very helpful and please let the FLAG know as well so that, together, we can put pressure on the statutory authorities to take action. (See the Eccleshall Guide, Page 64 for more details.)

12 months ago the attenuation pond provided to hold water from the Sancerre estate overflowed and the Sacred Heart church land and the basement to the old Convent building flooded. An investigation by the Flood Risk Management Team of SCC was promised but we are yet to hear the results. This pond controls water entering the ditch system and has implications for flooding that persistently occurs on Stone Road close to The Burgage.



Continued on next page

Zooming into Parish Council meetings

During the Covid-19 restrictions the council is unable to hold face to face meeting so they have been meeting virtually through Zoom.

Members of the public are welcome to attend the meetings and connection details of each meeting are shown on the website at www.eccleshallparishcouncil.co.uk.

Residents wishing to speak during the public participation session at the start of each meeting are asked to contact the clerk in advance to let her know that you wish to speak.

Proud to live in Eccleshall

This year has been a challenge in so many ways, but Eccleshall Parish Council wishes to give thanks to the residents of the Parish, who have shown resilience, ingenuity and an abundance of community spirit in the face of the Covid-19 pandemic. There have been many sadnesses, but the community has pulled together to support those in need over the past months.

Eccleshall Cares and its volunteers have provided an invaluable service to those needing extra support, and the group has been recognised throughout the Borough as an aspirational model for other areas.

As this crisis continues over the next few months, community spirit is more important than ever, and Eccleshall Parish Council will be liaising with community groups and Eccleshall Cares to identify any gaps in provision where it can help.

Eccleshall Cares can be contacted via their website at :

<https://www.eccleshallcares.co.uk> or by telephoning 07534 914629 on Tuesdays, Thursdays or Fridays between 9am-12pm.

Grime Watch

If you have any information about the 'unsolved grimes' below email the Borough Council at grimewatch@staffordbc.gov.uk or call 01785 619402. All information will be treated in confidence.

If you know of fly tipping in your area you can report it by calling **01785 619402.**

Planning decisions are made by Stafford Borough Council, who are the planning authority for the whole of the Borough, which includes Eccleshall Parish.



Eccleshall Parish Council **has to be consulted** on all planning applications in the parish and the planning committee meet and discuss each application and lets the Borough Council know our opinion. This is included in a report which the planning officer and/or the planning committee use to make its decision.

The Borough also consults with the County Council, the Police and various others depending on the type of application.

The Borough Council has produced a Local Plan which links to the Eccleshall Neighbourhood Plan, and details the settlement boundary which outlines the area where applications can be considered.

The Government ensures that the Local Plan is reviewed every few years to make sure that it is current.

Not all Parishes have a Neighbourhood Plan but Eccleshall was amongst the first to do so thanks to the hard work of councillors and local residents who spent many months working on it.

The Mysterious world of PLANNING

" We don't want another housing estate in our town" - a resident

Material Planning Considerations

Both the Borough Council Planning department and the Parish Council have to take into account **Material Planning Considerations** when reviewing planning applications.

They are a series of issues that may be relevant to the decision, unfortunately they do not take into account the fact that **residents may not like what is being planned.**

If any resident is opposed to an application they should write to the Stafford Borough Council Planning Department with a copy to the Eccleshall Parish Council stating their objections. **Individual letters are much more forceful than petitions.**

A number of the main considerations are shown below and should be used if objecting to a planning application: Loss of sunlight, case law precedent, overshadowing / loss of outlook, overlooking and loss of privacy, highway issues, noise or disturbance, smells and fumes, physical infrastructure, social facilities (spaces in schools), storage and handling of hazardous materials, development of contaminated land, loss or effect on trees, adverse impact on nature conservation, effect on listed buildings and conservation areas, incompatible and unacceptable uses, local financial considerations, layout and density of building design, visual appearance and finishing materials, inadequate or inappropriate landscaping or means of enclosure.

This is not a definitive list but contains most of the main considerations.

Of course the Borough Planning Department may find mitigating circumstances which allow the approval of an application which may appear to be against these considerations.

BOROUGH PLANNING COMMITTEE

The vast majority of applications, around 95%, are dealt with by planning officers at the Borough.

On occasions the ward councillor, in our case Peter Jones and Jeremy Pert may feel that the application needs to be considered by the Borough Planning Committee and they will 'call it in' so that it comes before the committee, in public session, where the decision will be made.

APPEALS

Should an applicant believe that their application is worthy of approval and the Stafford Borough Council has rejected it, the applicant may appeal and a Government Planning Inspector will consider the case. His / her decision is usually final. At this point we enter the realms of increasing financial costs.

[Stafford Borough Council, Planning Department, Civic Centre, Riverside, Stafford, ST16 3AQ](#)

In the overwhelming number of applications the Stafford Borough Council makes the decision