



SHIPSTON ON STOUR TOWN COUNCIL
PLANNING COMMITTEE MEETING
MINUTES

New Clark House, West Street, Shipston on Stour, CV36 4HD
01608 662180 email: clerk@shipstononline.org

Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 25th March 2024**.

Those present: Cllrs P Tesh (Chair), G Kelly, J Dinnie, C Howarth, SDC Cllr Olivia Hatch and Non-Cllr, Mr P Sykes.

Public: 0 **SDC:** 1 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE SDC Cllr Dave Passingham Non Cllr Mr Peter Cox
2	DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST Councillors are reminded that, unless they have been granted a dispensation, if they have a Disclosable Pecuniary Interest in any matter as defined by Regulations made by the Secretary of State where the interest is theirs, their spouse or civil partner's, or is an interest of somebody with whom they are living as a husband or wife or as if they were civil partners, they may not participate in any discussion of or vote on the matter and must also leave the room for the duration of the matter. They must also disclose the interest if it has not yet been entered on the Authority's register unless it is a sensitive interest. None.
3	TO NOTE DISPENSATIONS RECEIVED BY THE CLERK None.
4	MINUTES To approve minutes of the meeting held Monday 26 th February 2024. Discussion on wording, changing name on Minutes from Debbie, to include surname and on behalf of the Committee. <u>Proposed by Cllr Tesh, seconded by Cllr G Kelly, unanimous, motion carried.</u>
5	OPEN FORUM No public presence.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 24/00370/LBC – 24/00369/FUL – Stokes House, 5 Sheep Street, Shipston on Stour, CV36 4AE – Restore and make safe garden to include, restoration and

rebuild of brick and stone retaining walls, restoration and rebuild of steps, replacement of boundary trellis with fence.

Discussion ensued with regards to the restoration and introduction of modern features, general consensus was that plans are fine. Suggested that we submit a no representation

No Rep on Full Application and No Objection on Listed Building Application. Proposed by Cllr Dinnie, Seconded by Cllr Tesh, unanimous, motion carried.

24/00567/FUL – Amore, 3 New Street, Shipston on Stour, CV36 4EW – Erection of one dwelling house and associated works.

Discussion about a previous application that was withdrawn. New application shows details to reflect surrounding buildings. Concerns were raised of the Chimney, it appears to be fake as it comes out at 1st floor level, queries were raised as to why it is on the design, possibility of aesthetic reasons, to tie in with surrounding buildings. Committee members discussed where the building is facing and where it is positioned.

Discussion on parking and access/visibility: there are still parking spaces for the business situated next to the proposed building. Visibility is not an issue as it is a one way and the building is set back 2 metres from the road. Lots of discussion about the gyratory and the visibility splay, decided this was adequate.

No Rep. Proposed by Cllr Tesh, seconded by Cllr G Kelly, unanimous, motion carried.

24/00334/FUL – 78 Hawthorn Way, Shipston on Stour, CV36 4FD – Single Storey rear extension, garage conversion to utility and store and associated fenestration alteration.

No Rep. Proposed by Cllr Tesh, seconded by Cllr Dinnie, unanimous, motion carried.

24/00483/FUL – 29 Parsons Close, Shipston on Stour, Warwickshire, CV36 4JS – Re-Tarmac current drive and convert front lawn into tarmac. Edges will be block paving. Vehicle crossing has been approved.

Discussion ensued about the issue of drainage. Replacement of grass and gravel with tarmac would lead to drainage issues, no evidence of any drains on plans. It was mentioned that porous block paving would be a better suggestion. Committee members suggest that we object to the application on grounds of drainage. Cllr Tesh to put together a statement to enter onto the Planning Portal.

Objection Application on drainage issues. Proposed by Cllr Tesh, seconded by Cllr G Kelly, unanimous, motion carried.

24/00102/LBC – 28A Church Street, Shipston on Stour, Warwickshire, CV36 4AP – First floor extension to an existing ground floor lean-to, to allow for an en-suite from the first floor bedroom.

This application has already been discussed at a planning committee meeting and members were unsure of why this has come up again. Planning Committee decided originally with No Rep, subject to Case Officers Acceptance. Committee decided that our comment has not changed. Though it would need to be changed to a No Objection as it is a Listed Building Application and Case Officers Acceptance.

No Objection, Proposed by Cllr Tesh, seconded by Cllr Howarth, unanimous, motion carried.

24/00528/FUL – Units 2 and 2A Tilemans Lane Industrial Estate, Shipston on Stour, CV36 4PR – Erection of a new food store (Class E) and associated amended access, parking (including EV charging), servicing, infrastructure, works and landscaping.

It was discussed that because of the magnitude of the application it needs to go to the next Full Council meeting. According to our Terms of Reference, if an application has a major impact within the town then it must go to a Full Council Meeting for a decision.

Feedback from local residents on Social Media has been mostly positive, since the consultation with Sainsburys. Residents commenting on parking facilities, EV charging points, not taking business away from the town centre, jobs for local people, ability to do larger shops, environmental issues, more aesthetically pleasing for the area.

Sainsburys seemed to have addressed the issues that residents were having previously before the consultation.

Warwickshire County Council concluded that capacity won't be an issue at the Darlingscote Road Junction because traffic flows are relatively low. Concerns were raised with lorries coming in at 60 mph, but it was discussed that the section of road is 30mph.

Cllr Tesh mentioned that they have done a trip attraction, which is based that 40% of trade will be pass by, 20% will be transferred and 40% will be new to the study area. Zero linked trips as there are no retail next to the site, but Cllr Tesh added that with student drop offs, there will be linked trips.

Drainage – Warwickshire requires run off to the brown field site to be restricted to greenfield run off, they have done all their modelling on a 100 year plus 40%. The outfall to the public surface water drainage will be via a vortex flow control and they will have 330 cubic metres of onsite attenuation storage, which is the existing tank, but will be enlarged. Also going to put in permeable block paving for parking spaces, road ways will be tarmac, but they will be cambered so they discharge into the block paving and they are going to have a crate storage under the hardened surfaces as part of the attenuation. Design access statement – service yard boundary being a 3 metre high fence, feelings from Cllr Tesh are that this ought to be an acoustic fence to protect properties on Brick Hill Close. Cllr Howarth added that residents have reported they don't hear any noise currently due to the hedge and the fence. Cllr Tesh added that the issue will be late night and early morning deliveries, as currently businesses tend to operate in working hours only, this is a concern as there is currently nothing in the plans to ease this for residents. He mentioned again using 3

	<p>meter high acoustic fencing, rather than normal fencing and also suggested that there should be controlled out of hours deliveries to the store. Cllr Howarth added that at the consultation it was said that deliveries were not going to be made before 7am because it is in a residential area.</p> <p>Cllr Howarth asked that we put something in about parking, as currently, parking down Tilemans lane from businesses are not ideal, especially during school drop off and pick up.</p> <p>SDC Cllr Hatch mentioned she has suggested signposts showing walkways in to the town centre and also signs for businesses nearby.</p> <p>A discussion ensued about footpaths from new estates to the new store and possibility of cycle routes.</p> <p>It was decided that Planning Committee have discussed the application in detail and will report this to Full Council, suggesting No Objection but with certain conditions as discussed within the meeting.</p> <p>It was also mentioned that there is an absence of a management plan for the building works, committee would like to see one before works go ahead</p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>23/00751/FUL – South Lynn House, London Road, Shipston on Stour, CV36 4EP Appeal Ref – APP/J3720/W/23/3326204 – Appeal Allowed</p> <p>Discussion ensued about the appeal decision, it was felt that conditions set out by Stratford District Council need to be followed with regards to tree protection orders and drainage.</p> <p>24/00208/TREE – Stokes House, 5 Sheep Street, Shipston on Stour, Warwickshire, CV36 4AE – Consent with conditions</p> <p>24/00152/FUL – Harmony Cottage, 24 Station Road, Shipston on Stour, Warwickshire, CV36 4BT – Refusal</p>
c	<p>AMMENDED PLANNING APPLICATIONS</p> <p>None</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>23/03462/FUL – Land adjoining Existing Electricity Sub Station and Number 3, Berry Close, Shipston on Stour.</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Chapel View</p> <p>Emails have been received from Orbit with regards to play equipment. Emails have been forwarded to councillors and General Purposes to gain everyone’s opinions. As a committee it was decided that play equipment is adequate, much better than what was originally suggested. It was agreed by all that we will go back to Orbit with agreement of play equipment, but we would now like to see the plans for a full layout plan of the combined open space specification. A maintenance plan would also like to be seen with regards to looking after the area going forward.</p>

	<p>It was decided that this is still a matter for the Planning Committee.</p> <p>The link to the next development at Ridgeway was also discussed, the gateway is in place, but on two different levels and no pathway. Previously, it was left that Dave Passingham was to contact Rajinder Reddi from Enforcement to get this sorted.</p> <p>Olivia will pass on information to Dave to see how this is coming along and to chase this up.</p>
b	<p>Oldbutt Green/Crest Nicholson</p> <p>Some confusion with original plans stating that Swale will be placed for drainage. Crest Nicholson have come back and said that Swale was on the original plans but not on the most recent. Crest Nicholson have stated that works are in place for early Spring to rectify the gate and re-seed the area at Oldbutt Green. Cllr Howarth stated that the area is not quite as muddy as it has been made out and suggested that we leave the area over the Summer to see how it lies. If needs be, possibility of using grass mats on the area if the problem arises again, similar to that used at Riverside. Cllr Dinnie mentioned that Crest Nicholson had said to ex Cllr Brian Cooper that they were going to re-seed the bank but is unsure of where we are now with this. Cllr Dinnie mentioned contacting Crest Nicholson with regards to the confusion and to settle all matters with them and finding out their final plans. This will be done by Cllr Dinnie via Debbie Hardiman as Planning Committee Clerk.</p>
c	<p>Herdwick Gate/Herdwick Fold</p> <p>An email was drafted out to Taylor Wimpey by Cllr Dinnie Via Debbie Hardiman, with regards to items that had been addressed by ex-Cllr Brian Cooper. These included residents at Nason Way reporting mounds of topsoil that have not been levelled and landscaped, surface water run-off has overwhelmed French drains leading to flooding of front gardens, residents control of public open spaces in the form of a management company. A response has not yet been received. It was decided that a follow up email is required to chase up these issues.</p>
d	<p>Drainage issues</p> <p>A teams meeting was scheduled for the 19th March, but this was cancelled. It has been re-scheduled for Wednesday 3rd April.</p> <p>Cllr Dinnie mentioned that he has referred the drainage plan for the High School Planning Application to Severn Trent Water, although the Application has now been closed.</p> <p>Cllr Howarth added that he has been up to the High School to keep an eye on the water leak as he had seen works going on, he noticed that they have filled the hole with rubble, covering the open pipe where the water is coming from, he had a brief chat with the workers and was promptly asked to move on. An email has been sent to the school to find out what is going on here.</p>
e	<p>Electric Vehicle Charging</p> <p>Nothing to report.</p> <p>It was decided that we will give this another month, to see if any response to previous communications</p>
f	<p>S106 Update</p> <p>S106 documents have been sorted through by Cllrs Dinnie and Tesh, it was discovered that certain documents are missing. An email has been sent to chase up S106 and Financial Contribution Agreement Documents and also ask about any monies due to be sent to us. We have received a reply to say they are looking into this for us and will get back as soon as possible.</p>

g	Neighbourhood Plan See Below
h	South Warwickshire Plan Phil Sykes reported that he and Cllr Dinnie had been to the South Warwickshire Local Plan Place Analysis Stake Holder Workshop on behalf of the Planning Committee. Turned out to be a good session, found out the timescale for the next step in the plan, there is a limited amount we can do on progression of the neighbourhood plan, until we know what is going to happen with the south Warwickshire plan. The next big step is the issues and options review, timescale is Autumn this year. Representations from major centres in the county attended the session. S.W.O.T analysis and an Urban Design Analysis completed by Cllr Dinnie and Mr Sykes. Expecting response within the next few weeks, ready for discussion at the next planning meeting. Reported on meeting in writing to Cllr Tesh.
i	Project funding wish list for next 3 years Nothing to Report
j	Ellen Badger Update Reasonable progress, no promise of a date for the public consultation and no promise of a date for publishing business case
k	Sainsburys Proposal This item was covered in New Planning Applications
l	Reserve Housing Site No sign of an application on SDC portal. Reports that an application has been made by Lonestar, but the planning committee hasn't been asked for consultation yet. SDC possibly seeking further information before submitting it to the portal. Queried if SDC Cllr Dave Passingham could look into this to see if there is any further information he can provide us with. SDC Cllr Olivia Hatch to pass this on, Cllr Tesh to email Dave as well.
m	Dog Waste Bins – Campden Road After many issues with dog waste in the new estates it was discussed how could these issues be dealt with. Residents didn't seem to be aware of where to turn to report these issues, so in turn came to the council for help. Currently responsibility lies with the developers and in turn their management companies, which residents need to be made aware of.
n	Cadent Gas Works Cadent works will clash with Warwickshire's Resurfacing works of New Street. Highway Authority have not realised the clash. Cadent have plans to start on the London Road and work their way down towards New Street. It was discussed if we could ask them to start with New Street to avoid the clash with resurfacing works. Unfortunately, this falls out of the 3-month noticed period. Could we ask WCC Cllr Jo Barker to look into this to find out the timescale and order of works. An email from Cllr Dinnie via Debbie Hardiman to Cllr Jo Barker to be sent to find out.
o	Campden Road – Speed Limit Email received from residents of Campden Road to reduce the speed limit to 30mph from the current 40mph area on the Campden Road. It was discussed that Cllr Tesh on behalf of planning committee could contact WCC Cllr Jo Barker to ask if this is possible.

p	DATE OF THE NEXT MEETING Monday 22 nd April 2024
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The meeting closed at 2135 hrs.

Signed.....

Date.....

Cllr P. Tesh (Chair), Shipston Town Council Planning Committee