



**SHIPSTON ON STOUR TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING**  
**MINUTES**

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

Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 25<sup>th</sup> November 2024**

**Those present:** Cllrs G Kelly (Vice Chair) C Howarth, J Dinnie, J Williams, J Corless SDC Cllr D Passingham and non-Cllr member Mr P Sykes

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

1	<b>TO NOTE APOLOGIES FOR ABSENCE</b> Cllr P Tesh (Chair) SDC Cllr O Hatch and non-Cllr member Mr G Smith
2	<b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST</b>  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	<b>TO NOTE DISPENSATIONS RECEIVED BY THE CLERK</b>  None
4	<b>MINUTES</b> To approve minutes of the meeting held <b>Monday 28<sup>th</sup> October 2024</b>  <b><u>Proposed by Cllr G Kelly, seconded by Cllr J Dinnie, unanimous, motion carried</u></b>
5	<b>OPEN FORUM</b> None
6	<b>PLANNING MATTERS – all planning applications can be viewed at:</b> <a href="https://apps.stratford.gov.uk/eplanning/">https://apps.stratford.gov.uk/eplanning/</a>
a	<b>NEW PLANNING APPLICATIONS</b> 24/02769/TREE – Harmony Cottage, 24 Station Road, Shipston on Stour, CV36 4BT – Removal of 2 trees – Holly and Elderberry. Growing close to a front wall to the boundary and are currently putting pressure on the wall to the point it may collapse. Also, very close to the neighbour's side wall and the tops of the elder tree are rubbing the gable end.

	<p><b><u>No Objection – proposed by Cllr G Kelly, seconded by Cllr J Dinnie, unanimous, motion carried</u></b></p> <p>24/02811/LBC – 50 sheep street, Shipston on Stour, CV36 4AE - Proposed single storey rear extension and general repair and decoration to front of property, resubmission of previously refused applications 23/02558/LBC and 23/02557/FUL</p> <p><b><u>Support Application – proposed by Cllr G Kelly, seconded by Cllr J Dinnie, unanimous, motion carried</u></b></p>
b	<p><b>PLANNING DECISIONS RECEIVED</b></p> <p>24/02158/FUL – 34 Telegraph Street, Shipston on Stour, CV36 4DA – Permission with Conditions</p> <p>24/02208/TPO - STREET RECORD, Norgren Crescent, Shipston on Stour – Consent for Arboricultural work</p> <p>24/00528/FUL - Units 2 and 2A, Tilemans Lane Industrial Estate, Shipston on Stour, CV36 4PR - Refusal</p> <p>23/03228/FUL - The Old Power House, Campden Road, Shipston on Stour, CV36 4DD –Permission with Conditions</p> <p>24/01937/FUL – 29 Parsons Close, Shipston on Stour, CV36 4JS – Permission with conditions</p> <p>24/02656/TREE – Little Sheldon House, 12 New Street, Shipston on Stour, CV35 4AE –Consent with Conditions</p>
c	<p><b>AMENDED PLANNING APPLICATIONS</b></p> <p>23/03099/PSID - Shipston High School – amendment/additional information has been received – Shipston High CUA – Clean Copy draft approved by School Sep 24</p> <p>Cllr Dinnie reported that a draft copy of a community use agreement has been added onto the portal, briefly explained that the sports hall is proposed to be available for community use during the hours of 6pm to 10pm in the week, Cllr Howarth added that it will be all weekend as well.</p> <p>It will be managed by a management company instead of the School itself.</p> <p>A discussion ensued with regards to the Footpath link to the High School from Campden Road estates. Cllr D Passingham asked if it was worth removing this from the original list of points so as to not hold up the planning application, committee decided against changing their original comments as all are still relevant, objection still stands. The footpath link would come under part of the Neighbourhood Plan.</p> <p>Other points include drainage issues and traffic issues. The latter will be brought up in a meeting between WCC highways and STC next week.</p> <p>Cllr Howarth reported that there are still issues with water running down the road from the High School and into Hay Meadow which need to be resolved.</p>
d	<p><b>PLANNING APPLICATIONS WITHDRAWN</b></p> <p>None</p>
e	<p><b>PLANNING APPLICATION QUERIES</b></p> <p>None</p>

7	<b>OTHER PLANNING/INFRASTRUCTURE MATTERS</b>
a	<p><b>Chapel View</b></p> <p>The issue still stands on who will be maintaining the open space once completed. This was taken to Full Council, but sent back to Planning Committee to organise. The Town Council currently look after the existing play equipment. Orbit have asked if the Council would accept responsibility of the new equipment. Council have decided against this. The original S106 document has been circulated to all committee members for reference and the general consensus is that new play equipment should be maintained by a management company as The Town Council and SDC have declined taking this on.</p> <p>Cllr J Dinnie reported that we have still not seen a combined open space specification plan for both the Chapel View development and Angelas Meadow, all we have seen is layout of the new equipment. He suggested that this should have been completed along with a maintenance agreement and submitted to SDC for approval, but this has not happened.</p> <p>Debbie Hardiman to contact Tony Chapman from Orbit again regarding this but would like some help regarding wording, committee members to help with this. SDC Cllr D Passingham has offered to take this to SDC enforcement.</p>
b	<p><b>Oldbutt Green/Crest Nicholson</b></p> <p>SDC Cllr D Passingham reported that residents on the Crest Nicholson site are being charged a service charge for a management company to maintain the open space area, they have received a breakdown of costs for this charge. They are being charged £11,000 per year for maintenance of the open space and £5000 to empty one bin, in the play area. This is being used for dog waste, so needs to be disposed of correctly, costing £200 to empty at a time. The argument from Crest Nicholson residents is that they are being charged for this, when it is widely used by residents from multiple different estates, as it is used as a dog walking area. They suggested perhaps the bin be moved on to Old Butt Green, where it can be taken over by the Town Council contractors and come under their Council tax for the year, rather than their service charge. Cllr Passingham is making enquiries as to whether this is possible.</p> <p>A discussion took place as to how the Council could provide another dog waste bin on Oldbutt Road, to discourage people from using the general waste bin in the play area and put dog waste in the correct bin. It was mentioned that the town contractors could be contacted, to ask how much it would cost to add another bin onto their bin emptying route.</p>
c	<p><b>Herdwick Gate/Herdwick Fold</b></p> <p>Cllr J Corless reported that a Residents Association meeting is due to take place on Thursday 28<sup>th</sup> November. The estate has not yet been adopted by WCC. Drainage issues have now been resolved and the state of the roads is now a priority. Levels of roads and pathways are not joining up. WCC will not approve design to solve the problem with the junction of Hands Place and Nason Way.</p> <p>Cllr J Dinnie requested that this issue be brought up at the meeting between WCC highways and STC next week.</p>
d	<p><b>Drainage/Sewage Issues</b></p> <p>No issues to report this month, all current issues ok. SDC Cllr O Hatch is in contact with James Webb from Severn Trent Water, he has reported that he is trying to gain</p>

	<p>some capital funding to do what is needed to relieve the pressure on the drainage systems.</p>
e	<p><b>Electric Vehicle Charging</b></p> <p>Cllr J Dinnie reported that he has been researching areas for possible on street parking, as requested by WCC. He identified 4 areas, one on Church Street, two on New Street and one on Sheep Street. Committee discussed these areas and possible problems here. Cllr Dinnie will submit these suggestions to WCC. He also reported that SDC Cllr Hatch is working with SDC to install parking bays within their car parks. He is putting West Street forward as a suggestion. SDC Cllr Passingham reported that he has been in contact with SDC about EV charging within the car parks in Shipston. They are currently carrying out a survey on all car parks in the district that could have EV charging installed. This document should be available to view after Christmas. Asked if this includes car parks in Shipston, answer was yes.</p> <p>Cllr J Corless has been in contact with multiple EV charging companies, regarding installation of EV charging points on one of the Town Council's properties. He passed round a document providing a brief description of Electric chargers (charging rates, power etc) and local charging points locally.</p>
f	<p><b>S106 Update</b></p> <p>Debbie Hardiman has sent out a document providing all committee members with relevant information about current S106 payments, expiry dates and uses. This has now been sent to finance to see if we have any expenditure that will correlate with these.</p>
g	<p><b>Neighbourhood Plan</b></p> <p>Mr P Sykes reported that some deep thinking is required for our public open space, as we now have approx. 6000 inhabitants within Shipston and are currently one of the worst in the district for providing public open space.</p> <p>During the last Neighbourhood plan, they had a go at looking at Open Space provision, which became difficult, as a lot of land had been sold to developers. Per head we should have a certain amount of public open space, sports pitches don't count, as these are not exclusively open to the public.</p> <p>New housing developments only give what they are required with regards to public open space.</p> <p>This is a serious problem and needs to be tackled in the next Neighbourhood Plan. Cllr Howarth agreed and ran through various public open space areas we have in Shipston, pointing out that the only large space is Cornmill Meadows, other than that we only have small pockets of open space.</p>
h	<p><b>South Warwickshire Plan</b></p> <p>Cllr Howarth reported that he has forwarded an interactive map for the South Warwickshire plan. It has areas around Shipston that show potential sites for housing developments. Areas include Whaddons Farm, Shoulderway Lane joining up with Hanson Avenue, Behind Tilemans Lane industrial estate and Railway Crescent. Other sites that are not within the Town Council's area include behind Fell Mill Lane and Honington.</p>
i	<p><b>Reserve Housing Site – Lonestar</b></p> <p>Nothing to Report</p>

j	<p><b>Consequent Local Projects</b></p> <p>Mr P Sykes wanted this put on the agenda, to draw committee's attention to these consequent local projects, because they are part of the neighbourhood plan. If we are thinking of going ahead and developing a new plan, we will have to go through the whole process. We ought to be reporting back to the local electorate who voted for the plan to say this is what we have achieved and review on a regular basis. The first step is to review the current plan.</p> <p>Cllr J Williams suggested having a 6monthly review of the current Neighbourhood Plan, to see what we have achieved and what is something we can work towards.</p>
k	<p><b>DATE OF THE NEXT MEETING</b></p> <p>Monday 27<sup>th</sup> January 2025</p> <p>An extraordinary meeting may be called if applications come in beforehand.</p>

The meeting closed at 2105 hrs.

Signed.....

Date.....

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