



SHIPSTON ON STOUR TOWN COUNCIL
PLANNING COMMITTEE MEETING
MINUTES

New Clark House, West Street, Shipston on Stour, CV36 4HD
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Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 27th January 2025**

Those present: Cllrs P Tesh (Chair) G Kelly, J Dinnie, C Howarth, J Corless, M Barnes, SDC Cllr O Hatch and non-Cllr member Mr P Sykes

Public: 3 **SDC:** 1 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE SDC Cllr D Passingham
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 on Monday 25th November 2024 <u>Proposed by Cllr J Dinne, seconded by Cllr J Corless, 2 abstentions, 4 for, motion carried</u>
5	OPEN FORUM 3 members of the public attended the meeting to discuss the South Warwickshire Local Plan. Cllr Tesh informed them that as they are not residents of Shipston, they would be unable to talk during the open forum. He suggested that when we get to the relevant Agenda item they would be able to discuss concerns with the Committee, as they are members of neighbouring Parish Councils.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/

a	<p>NEW PLANNING APPLICATIONS</p> <p>24/03053/FUL – Huntstrete House, 40 Railway Crescent, Shipston on Stour, CV36 4GE – Single Storey rear extension to replace conservatory. Cllr P Tesh mentioned that this planning application was discussed by committee over email, as the deadline fell before the next meeting. <u>No Rep – unanimously decided over email – motion carried</u></p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>24/02573/LDP – 16 Sheep Street, Shipston on Stour, CV36 4AF – Certificate of lawful proposed use of development Appeal Decision – APP/J3720/Y/24/3347589 (original application reference – 23/02558/LBC) – 50 Sheep Street, Shipston on Stour, CV36 4AE – Appeal Dismissed 24/02769/TREE – Harmony Cottage, 24 Station Road, Shipston on Stour, CV36 4BT – Consent with Conditions 24/02611/VARY – South Lynn House, London Road, Shipston on Stour, CV36 4EP – Permission with conditions 24/03007/TREE – 6 Redwood Park, Shipston on Stour, CV36 4HX – Consent with conditions 24/03053/FUL – Huntstrete House, 40 Railway Crescent, Shipston on Stour, CV36 4GE – Permission with Conditions 24/02539/FUL – Hill House, Darlingscote Road, Shipston on Stour, CV36 4JA – Permission with Conditions 24/02988/TPO – Green space area between Ashgrove and Hawthorn Way, Shipston on Stour – Consent for Arboricultural Work</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>None</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>None</p>
e	<p>PLANNING APPLICATION QUERIES</p> <p>None</p>
f	<p>PLANNING APPLICATION APPEALS</p> <p>Appeal Decision – APP/J3720/Y/24/3347589 (as in agenda item 6b) 50 Sheep Street, Shipston on Stour, CV36 4AE – appeal dismissed</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Chapel View SDC Cllr D Passingham was chasing this up – Cllr O Hatch to remind him</p>

	SDC Cllr O Hatch also mentioned that SDC has received more funding for enforcement – hopes that this will help move things along
b	Oldbutt Green/Crest Nicholson Cllr Dinnie mentioned the request for a dog waste bin to be placed on Oldbutt Green and asked this to be passed on to the General Purposes Working Group.
c	Herdwick Gate/Herdwick Fold Cllr J Dinnie reported that the problem between Hands Place and Nason Way junction, being held up with Orbit and Developers – no change
d	Drainage/Sewage Issues Cllr Dinnie has been in touch with James Webb from Severn Trent, as has SDC Cllr O Hatch, to see if there is any further development. No word back yet. Cllr Corless reported that some drainage works are taking place on the Herdwick Gate estate. Cllr Tesh informed that it is probably part of the adoption process, inspecting the drainage that has been put in and request for remedial works before adoption can be completed. Cllr Howarth added that there was a team within the town going around looking at the flow on the mains water, they have been sent in because there is a lot of water going to waste from leakage. They have been taking flow measurements along the two systems.
e	Electric Vehicle Charging Cllr Corless reported he has received a quote, in reference to the Council setting up a charging station on a Council owned property, the quote was rather expensive, but a revised quote has now been sent through from the same company after modifying the specifications and it has been reduced significantly. He also reported that a meeting is taking place on the 4 th Feb, with another company, which are offering services free of charge. Cllr Barnes asked if the local area has enough power to sustain this. Cllr J Corless clarified that there is. Cllr Tesh provided Cllr Barnes with a quick update of what has been happening. Cllr Barnes offered his help here.
f	S106 Update Nothing to report
g	Neighbourhood Plan Mr Sykes reported that SDC Cllr Passingham has had a response from Louisa Slater from Stratford District Council (which he then forwarded to 4 members of the planning committee). She has said that at the moment they are advising Neighbourhood Plan Groups not to review or update current plans at this time, as due to the current stage of the South Warwickshire Local Plan it would risk the Neighbourhood Plan going out of date. Cllr Tesh reported that he attended a meeting today with regards to the South Warwickshire Local Plan – the question of the Neighbourhood plan came up, they suggested that we should be reviewing the plan every 5 years.

	<p>Consequent projects – progress isn't great, we need to look at this and make plans to move forward. Cllr Dinnie added the need to look through and comment on these projects, to find the current status.</p> <p>Cllr Dinnie added that a local group – SAFE – is interested in the active travel aspects and the improved safety aspects of the atkins report and is considering which parts might be introduced with a small cost.</p>
h	<p>South Warwickshire Plan</p> <p>Cllr Tesh reported that the committee has to submit a response to the Preferred Options document by the 7th March via an online portal. He suggested that committee members read through the document fully. Reported that this is part 1 – part 2 has the developer and landowner proposed sites. He attended a meeting this afternoon with neighbouring parish Councils – some of which are at this meeting. A concern raised was development on SG17, adding up to a large amount of potential housing. The part 2 is supposed to cover those in detail. In his understanding, the current consultation is only for part 1. There is a public exhibition at Shipston Leisure centre tomorrow, a question he will ask, is that will the 7th March deadline include part 2, as there is some confusion here. Committee understanding is that this consultation is only for part 1, not part 2. A discussion ensued between committee members and the representatives of the local parish councils.</p> <p>Mr Sykes added that this is a national process – starting with a call for sites – which usually causes concern in the local community.</p> <p>Cllr Howarth added that according to the timescale on the website, we are at the preferred options stage, which is part of phase 2, looking at dates, publication of the consultation is in October, so when are they going to consult on sites between now and October – Cllr Tesh said he will question this.</p> <p>Mr Sykes added that the sites are not actual sites; it is a call for sites. This doesn't mean that they are going to be developed, some of the sites will never be used. The preferred options document identifies 24 potential strategic growth locations and 12 potential new settlement locations, so they are not pursuing the dispersed strategy, they are going for new settlements like Gaydon/Lighthorne Heath/Long Marston. New villages in other words. The second call for sites that has just gone out is specifically for any sites around those 12 new locations.</p> <p>In addition smaller scale growth is likely to be appropriate in other locations, these locations are not indicated in the Preferred Options document. Overall the growth locations identified would accommodate significantly more than the south Warwickshire's identified housing and employment needs. What it goes on to say is it's not expected that in all these locations will be required. They have more land than they need now. Cllr Tesh added that Stratford District Council now have sites for 25 years supply, Warwick District Council have 5.</p> <p>Cllr Hatch added that you can comment on particular policies and sections on the Preferred Options document. Individuals can comment only on those sections which interest them. There is no need to comment on every section.</p> <p>Cllr Barnes asked what it is we need to do, do we make recommendations or give feedback etc</p> <p>Mr Sykes replied that we as a committee submit a response on the online document. He will pull together everyone's comments and work with The Town Clerk to submit</p>

	<p>these. He requested that the committee members read through the document and send comments to him, so that we can get them collated, ready to submit.</p> <p>Cllr Barnes raised concerns over the amount of houses being proposed.</p> <p>Cllr Tesh and Mr Sykes explained that these sites are ones that have been suggested by landowners; it is a wish list, the next stages in the local plan, should reduce these sites.</p> <p>Cllr Barnes raised concerns that applications will be pushed through regardless. Committee reassured that there are policies in place to prevent this and that this won't happen. Cllr Tesh added that we have to work with what we have got at the moment and they have to go with current legislation.</p> <p>Cllrs Tesh and Howarth re affirmed that we need clarification on if this consultation is just for part 1, or will it be for part 2 as well, and if so, where is part 2.</p> <p>Mr Sykes added that he wants the Committee's input on the current document and any comments, referencing the relevant section in which they are commenting on, he will pull all information together and if everyone agrees, he will then submit this onto the online document. He asked committee that if they want to submit their own comments then they can do personally, but not as part of the Town Council. He added that he would like Planning Committee Members responses sent to him by Friday 21st February</p>
i	<p>Reserve Housing Site – Lonestar Nothing to Report</p>
j	<p>Consequent Local Projects Discussed in the Neighbourhood Plan section of the Agenda.</p>
m	<p>DATE OF THE NEXT MEETING Monday 24th February 2025</p>

The meeting closed at 2030hrs.

Signed.....

Date.....

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