



**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 **Tuesday 27<sup>th</sup> August 2024 at 7pm**

**Those present:** Cllrs P Tesh (Chair), J Williams, C Howarth and J Dinnie, 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> Cllrs G Kelly and J Corless
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 22<sup>nd</sup> July 2024</b> <b><u>Proposed by Cllr P Tesh, seconded by Cllr JD, 3 for, 1 abstention, 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>  24/01674/TREE – The Old Coach House, 21 Telegraph Street, Shipston on Stour, CV36 4DA – T1 – Gleditsia triacanthos – Fell – due to causing cracking as advised by a structural engineer – This application is added in retrospect due to expiry date falling before the next meeting. Decision was reached after the last Planning Meeting on 22/07/2024

	<p>A discussion ensued on this application, a cover letter has been added onto the portal to satisfy any questions the committee had. It was decided that committee would withdraw their objection on the condition that they follow the Council's replacement tree policy, replacing 1 tree with 2.</p> <p><b><u>Withdraw Objection on the condition that applicant follows the Council's 2 for 2 policy on felled trees. Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.</u></b></p> <p>24/01832/TREE – Threeways, Greenfields Close, Shipston on Stour, CV36 4HA – T1 – crab apple – Crown reduce by 1 metre</p> <p><b><u>No Rep – Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried</u></b></p> <p>24/01782/LBC – The Old Red Lion, 42 Church Street, Shipston on Stour, CV36 4AS – Replacement (full) of 3 windows to rear of property</p> <p><b><u>No Objection – Committee welcome the restoration of a listed building in the conservation area. Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried</u></b></p> <p>24/01903/FUL – Shipston Pre School CIC Ltd, Badger Valley Children's Centre, Tilemans Lane, Shipston on Stour, CV36 4HP – Proposed single storey extension</p> <p><b><u>No Objection – proposed by Cllr P Tesh, seconded by Cllr C Howarth, unanimous, motion carried.</u></b></p>
b	<p><b>PLANNING DECISIONS RECEIVED</b></p> <p>24/01395/FUL – 7 Angelas Meadow, Shipston on Stour, CV36 4GG – Permission with conditions</p>
c	<p><b>AMENDED PLANNING APPLICATIONS</b></p> <p>23/03099/PSID – Shipston High School, Darlingscote Road, Shipston on Stour, CV36 4DY – Multiple documents added to the portal</p> <p>A long discussion took place over documents added to the portal and possible safe routes to school pathways from new estates to the High School. It was decided that whilst these documents have been added it does not satisfy the Committee's concerns raised in original objection over drainage, traffic concerns and routes to school. Debbie Hardiman to contact planning officer Alison Willers and explain the committee's decision to maintain their original objection. Cllr P Tesh to contact Cllr J Barker, WCC, about this application and possible safer routes to school..</p> <p><b><u>Maintain original holding objection until satisfied that concerns have been addressed, proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.</u></b></p>

d	<b>PLANNING APPLICATIONS WITHDRAWN</b>
e	<p><b>PLANNING APPEALS</b>  23/02558/LBC – 50 Sheep Street, Shipston on Stour, Warwickshire, CV36 4AE – Proposed two and single storey rear extension and general repair and decoration to front of property. Appeal reference number – APP/J3720/Y/24/3347589 – comments, or modify/withdraw previous representation to be submitted by 18<sup>th</sup> September 2024</p> <p>Committee discussed this application and decided that no further comments needed to be added. Committee originally supported the restoration of the front of the property, and later commented with no rep for the rear of the property.</p>
7	<b>OTHER PLANNING/INFRASTRUCTURE MATTERS</b>
a	<p><b>National Planning Policy Framework Consultation</b>  The new Government have been making changes to the National Planning Policy Framework and it is now out for public consultation.  Cllr P Tesh reported on a few key points he has picked up and committee had a discussion about these.  Infrastructure needs: doctors, dentists, education, drainage, transport etc, and the need to emphasise the need for this when additional housing is to be built.  Promoting healthy communities – accessibility for post 16 education in rural locations, Shipston currently has none.  Difference between infrastructure in urban settings and rural settings  Supported Green energy – offshore wind  Flood risk assessment – must assess impact of development on the drainage system between the site and the outflow to main rivers, including treatment works.  Closing date for consultation is the 24<sup>th</sup> September 2024</p> <p>Cllr P Tesh suggested that we respond on main points that we feel are lacking. He will draft out a response in more detail and circulate to committee and council members, then respond on behalf of Shipston Town Council and the Planning Committee.</p>
b	<p><b>Chapel View</b>  Cllr J Dinnie reported that Street lighting on Chapel View has been reported again. He has put in a request to Orbit and WCC to see if roads have been adopted yet and is awaiting a reply.</p> <p>The Combined open space specification has been sent out by Tony Chapman from Orbit. Cllr J Dinnie reported that this is not the correct specification that we required. Discussion took place about play equipment and if the Town Council look after Angelas Meadow, it was decided that it is not looked after by the Town Council. Are they going to be putting a pathway in?  Dave Passingham has been asked to chase this up with enforcement to see what can be done. There are new enforcement officers with SDC.  Cllr J Dinnie asked for a list to be compiled with all issues in the new developments and submitted to enforcement to see what could be done. This to be actioned by Cllr</p>

	<p>Dinnie and Cllr Passingham. Cllr Dinnie to escalate things with Orbit, contact details to be provided by Cllr Passingham.</p> <p>Grit bins are needed for brewer hill, as this could become very icy during the winter months.</p>
c	<p><b>Oldbutt Green/Crest Nicholson</b>  A List of issues has been given to Tim Coates at Crest Nicholson. He has submitted a solution to the crumbling bank at Oldbutt Green. Cllr Passingham has asked for a schedule of works – no response yet. This is with enforcement.</p>
d	<p><b>Herdwick Gate/Herdwick Fold</b>  All issues with Rachel Bristow and the resident's association. Seem to be getting action.</p>
e	<p><b>Drainage/Sewage Issues</b>  Burst water main on the Campden Road, reported to the office. This was reported to Severn Trent Water multiple times and has been dealt with.</p>
f	<p><b>Electric Vehicle Charging</b>  A Teams meeting has taken place, to identify some areas where 4 on street EV charging points could be placed. WCC are only considering on street parking bays. Ideas were put forward for Church Street outside Thirst Edition. It was discussed if Tilemans Lane could be a possibility.  Car parks could be considered by SDC, SDC Cllr Olivia Hatch will be taking this on. The only other option would be using land that the Town Council own, contacting an EV charging company and set up an EV charging point here.  Cllr J Dinnie to come up with some ideas to present to the Planning Committee at the next meeting.</p>
g	<p><b>S106 Update</b>  Cllr Passingham has a list of S106 monies, he will forward this to Debbie Hardiman to compare with the list in the office and see where we stand with these.  Spreadsheets have been set up and are ready to go with monies already received.  Cllr J Dinnie requested that Debbie Hardiman investigate how much CIL money we have been paid and update us on how much there is to spend.  It was decided that priority must be given to investigating S106 as there are deadlines to be kept to.  It was decided at the last planning meeting that a recommendation be made to Full Council to combine some of the S106 monies to buy land for a pitch near the Sports Club. This was not put onto the Agenda for the last General Council meeting, but will be carried forward to the next one. It was mentioned that this is also with the Finance Working Group.  Cllr P Tesh has offered to come into the office to look through the S106 documents.</p>
h	<p><b>Neighbourhood Plan</b>  Nothing to Report</p>
i	<p><b>South Warwickshire Plan</b>  Nothing to Report</p>
j	<p><b>Reserve Housing Site – Lonestar</b>  Cllr P Tesh reported that The Development and Enabling Officer of Stratford District Council – John Gordon is objecting to this application and has added a detailed 13-</p>

	<p>page response onto the Planning Portal. A few key points from his response were briefly discussed:</p> <ul style="list-style-type: none"> <li>- it is apparent that the applicants have misunderstood the policy framework,</li> <li>- hasn't concurred with policy CS18 and CS19.</li> <li>- Site is not really accessible for people who have access needs in the over 55s bracket</li> <li>- affordability concerns</li> <li>- delivery arrangements</li> <li>- Bedroom sizes for 4 bedroom houses</li> <li>- application refers to first homes</li> </ul> <p>SDC have also questioned the Housing Needs Survey, the updated version has now been sent to SDC so they can refer to it.</p>
k	<p><b>Cadent Gas Works</b>  Works on New Street have been completed, bar one house that was not connected back up to the Gas main. But is now dealt with.  Cadent will now be digging up New Street Car Park to deal with properties that back onto the car park. Permission has been given by the Town Clerk for this to go ahead.</p>
l	<p><b>Housing Numbers Update</b>  Nothing to Report</p>
m	<p><b>Trees on Hanson Track</b>  Nothing to Report – it was suggested this be taken off the Agenda</p>
n	<p><b>DATE OF THE NEXT MEETING</b>  Monday 23<sup>rd</sup> September 2024</p>

The meeting closed at 2130 hrs.

Signed.....

Date.....

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