

**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 24<sup>th</sup> November 2025 at 7pm

**Those present:** Cllrs P Tesh (Chair), G Kelly, V Benjamin-Smith, J Williams, C Howarth and Non-Cllr members Mr P Sykes and Mr J Dinnie

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

1	<b>TO NOTE APOLOGIES FOR ABSENCE</b> SDC Cllr D Passingham
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 on Monday 27 <sup>th</sup> October 2025 <u><b>Proposed by Cllr P Tesh, seconded by Cllr J Williams, 2 abstentions due to absence, 3 for motion passed.</b></u>
5	<b>OPEN FORUM</b> No public present
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> 25/02345/COUQ – Mount Barn Farm, Felton Close, Shipston on Stour, CV36 4FT – Conversion of agricultural building to form one dwelling – this is a notification for prior approval and not a formal planning application. Please only comment if you have evidence that the proposed development contravenes the Regulations relating to permitted changes of use.

	<p>Discussion took place as to whether Committee will comment on this application due to the description stating “notification for prior approval and not a formal planning application. Please only comment if you have evidence that the proposed development contravenes the Regulations relating to permitted changes of use” Committee agreed that they still have concerns over this application and voted on the following decision</p> <p><b><u>Object – over concerns that it falls outside the Built up Area Boundary, questions on right of access over Felton Close and concerns on the potential impact on trees protected by TPOs caused by works.</u></b></p> <p><b><u>Proposed by Cllr P Tesh, seconded by Cllr C Howarth, motion carried unanimously</u></b></p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>- D Hardiman to submit comments to the Planning Portal before deadline</li> </ul>
b	<p><b>PLANNING DECISIONS RECEIVED</b></p> <p>25/02285/TREE – 7 Redwood Park, Shipston on Stour, CV36 4HX – Consent with conditions</p> <p>25/02262/FUL – 112 Hanson Avenue, Shipston on Stour, CV36 4HS – Permission with conditions</p> <p>25/02146/FUL – 11 Station Road, Shipston on Stour, CV36 4BT – Permission with Conditions</p>
c	<p><b>AMENDED PLANNING APPLICATIONS</b></p> <p>None</p>
d	<p><b>MAJOR PLANNING APPLICATIONS</b></p> <p>Applications already commented on:</p> <p>25/01521/OUT – Land North of Darlingscote Road</p> <p>25/01810/OUT – Land North of Tilemans Lane</p> <p>25/01863/OUT – Land off Shoulderway Lane</p> <p>25/01843/OUT – Land South of Darlingscote Road</p> <p>Applications to come:</p> <p>Fell Mill Lane</p> <p>Hanson Avenue</p> <p>Committee discussed the Environmental Impact Assessment Planning Application that has come in – SCOPE/00044 – Land East of Shipston on Stour and North of B4035 and off Fell Mill Lane Shipston on Stour.</p> <p>Cllr P Tesh has prepared comments to submit to the portal and has circulated to Full Council and Planning Committee, following approval from Full Council in the November meeting. Asked that any further comments be sent to him asap, with a view to getting it submitted this week.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>- Committee to send any further comments for SCOPE/00044 to Cllr P Tesh as soon as possible</li> </ul>

	<ul style="list-style-type: none"> <li>- Cllr P Tesh to finalise comments and send to D Hardiman</li> <li>- D Hardiman to submit comments to the Planning Portal before the deadline</li> </ul>
e	<b>PLANNING APPLICATIONS WITHDRAWN</b> None
f	<b>PLANNING APPLICATION QUERIES</b> None
g	<b>PLANNING APPLICATION APPEALS</b> None
7	<b>OTHER PLANNING/INFRASTRUCTURE MATTERS</b>
a	<b>Chapel View</b> D Hardiman informed committee on communication with Alison Willers who has taken a new role in enforcement for Stratford District Council. She is following up on outstanding POS/S106 enforcement matters. She has asked what the Town Council's role is with management of Angelas Meadow. D Hardiman has gone back to her and informed her that the Council currently manages the existing equipment, but the green space is managed by Warwickshire Rural Housing. STC has approved the new playground equipment with Orbit but will not be taking on management of the new equipment. The was left with Orbit and no further correspondence has come through.
b	<b>Oldbutt Green/Crest Nicholson</b> Mr J Dinnie informed committee that Crest Nicholson have now agreed that they should be managing the area for the first 7 years after development after concerns raised from residents regarding their service charges.
c	<b>Herdwick Gate/ Herdwick Fold</b> Nothing to report
d	<b>Drainage/Sewage Issues</b> Cllr C Howarth reported that Hay Meadow is now not getting water running off from the School field like last year, so the issue seems to have been resolved.
e	<b>Electric Vehicle Charging</b> Cllr C Howarth reported that he has been in contact with Cllr Jennifer Warren who is now in charge of Electric Vehicle Charging at WCC. She has stated that Shipston is a priority area for EV charging points and areas have been identified for this. Works expected to start at the end of 2025/beginning of 2026 but will be in touch.
f	<b>Neighbourhood Plan</b> Cllr P Tesh informed committee that he has hopefully recruited 3 people to help with the development of the new Neighbourhood Plan. He will be running a session with them to inform them of how the planning system works.
g	<b>South Warwickshire Local Plan</b> SDC Cllr O Hatch reported that the next consultation has now been delayed
h	<b>Reserve Housing Site – Lonestar</b> Nothing to report

	<p>Cllr C Howarth suggested this Agenda item be included in the Major Development section from now on. Cllr P Tesh agreed and D Hardiman to action this going forward.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>- <b>D Hardiman to remove this section from the Agenda and place the Reserve Site application in the Major Developments Section as agreed.</b></li> </ul>
i	<p><b>Consequent Local Projects</b></p> <p>Mr P Sykes has produced a report to the Planning Committee regarding the consequent local projects section of the Neighbourhood Plan, which will be presented to Full Council. Report was noted and Mr Sykes asked that if anyone has any comments to correspond with him via email.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>- <b>Committee to submit any further comments on Mr P Sykes' report directly to him asap</b></li> </ul>
j	<p><b>DATE OF THE NEXT MEETING</b></p> <p>It was agreed that the December meeting won't take place unless there are any urgent planning applications that come in. Decisions could always take place over email if needed. D Hardiman to keep an eye on applications coming in and will keep committee updated.</p> <p>Therefore, the next meeting will take place on <b>Monday 26<sup>th</sup> January 2026</b></p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>- <b>D Hardiman to keep an eye on Planning Applications coming in and keep Committee updated</b></li> </ul>

The meeting closed at 2040 hrs.

Signed.....

Date.....

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