



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 26th January 2026 at 7PM

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

Public: 1 **SDC:** 2 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE None
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 24 th November 2025 <u>Proposed by Cllr P Tesh, seconded by Cllr G Kelly, motion carried unanimously</u>
5	OPEN FORUM None
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 25/03010/FUL – Shipston Youth Club, Shipston Enterprise Centre, Pittway Avenue, Shipston on Stour, CV36 4DQ – Installation of modular building to provide accommodation for Shipston Youth Club (part retrospective)

	<p>Cllr C Howarth gave a brief update on the Youth Club building and recent hurdles we have now encountered. It appears that we now need to submit a separate planning application for the fencing around the building, as this should have been done previously. It was noted that this fencing was put up before the Council purchased the land, therefore should have been done by previous occupants. Cllr C Howarth is looking into this, but this does not affect the Committee commenting on this active application.</p> <p><u>Support the application – Proposed by Cllr P Tesh, seconded by Cllr C Howarth, motion carried unanimously</u></p> <p>Action: - D Hardiman to submit decision to the Planning Portal</p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>25/02098/FUL – 15 Husbandmans Close, Shipston on Stour, CV36 4QJ – Permission with Conditions</p> <p>25/02497/TREE – Compton Court, Watery Lane, Shipston on Stour – Consent with Conditions</p> <p>25/02260/TPO – South Lynn House, London Road, Shipston on Stour, CV36 4EP – Consent for arboricultural work</p> <p>25/01918/FUL - 14 Greenfields Close, Shipston on Stour, CV36 4HA – Permission with Conditions</p> <p>25/02345/COUQ - Mount Barn Farm, Felton Close, Shipston on Stour, CV36 4FT – Prior Approval Refused</p> <p>24/00607/VARY - Ellen Badger Hospital, Stratford Road, Shipston on Stour, CV36 4AX – Permission</p> <p>25/02464/LBC - The Manor House, Sheep Street, Shipston on Stour, CV36 4AF – Consent Granted with Conditions</p> <p>25/02952/FUL - 62 New Street, Shipston on Stour, CV36 4EN – Permission with conditions</p> <p>25/02589/FUL – 14 Hawthorn Way, Shipston on Stour, CV36 4FD – Permission with conditions</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>None</p>
d	<p>PLANNING APPLICATION APPEALS</p> <p>None</p>
e	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>24/01782/LBC - The Old Red Lion, 42 Church Street, Shipston on Stour, CV36 4AS</p>
f	<p>PLANNING APPLICATION QUERIES</p> <p>None</p>
g	<p>MAJOR PLANNING APPLICATIONS</p> <p>Applications already commented on:</p> <p>24/00303/OUT – Land at Hansen Farm, Webb Road (Reserve Site)</p> <p>25/01521/OUT – Land North of Darlingscote Road</p>

25/01810/OUT – Land North of Tilemans Lane
25/01863/OUT – Land off Shoulderway Lane
25/01843/OUT – Land South of Darlingscote Road
SCOPE/00044 – Land East of Shipston on Stour and North of B4035 and off Fell Mill Lane

Applications to come:
Fell Mill Lane
Hanson Avenue

Cllr P Tesh gave a brief update on the active planning applications.

- 24/00303/OUT – No change
- 25/01521/OUT – Applicant has submitted updated ecology and flood risk assessment, flood authority have submitted No Objection, the development enabling officer has objected stating “no integrated strategy”
- 25/01810/OUT – Applicant has submitted ecology and flood risk assessment, Warwickshire Infrastructure have listed contributions that they require, highways have submitted No Objection and Warwickshire Ecology has requested further information.
- 25/01863/OUT – there is now a revised date for determination – 27th January, have submitted further ecological surveys and there are now more objections from residents. Highways are requested for modelling
- 25/01843/OUT – target date for determination was 15th December 2025. Applicant has submitted revised TRICS data – Database that detects amount of traffic for different types of development.

Cllr P Tesh also mentioned that for the land west of Hanson Avenue, the planning application has now been submitted but hasn't yet been validated – still going through checking processes. The Fell Mill Application – still waiting on that – but information is suggesting it will be submitted at the end of this quarter.

SDC Cllr O Hatch reported that she has met with SDC Head of Development – John Careford, along with D Passingham and have asked if it is possible to have a meeting with all Planning Officers involved with the multiple planning applications and Shipston Town Council to discuss the Cumulative Impact. Added that we need to have a plan for when these applications go to SDC Planning Committee. Also reported that Severn Trent are changing the way in which they comment to applications, no longer submitting a “no comment”, they will list the state of affairs and what needs to be done. There is a Shipston transport model being done by WCC for all the applications. Highways are looking at combined effect of all applications.

SDC Cllrs to talk to SDC Planners regarding Darlingscote Road developments with regards to Sewage and if they have consulted Severn Trent.

It was suggested that Shipston Town Council write to SDC Planners, expressing concern of the Cumulative Impact of all the developments. They must be assessed together. Committee decided that this was a good idea.

Cllr P Tesh to draft a letter and circulate to all Councillors, SDC, WCC and Local MP

	<p>Clerk D Hardiman advised that this should be referred to Full Council as per the Planning Committee's Terms of Reference</p> <p>Action:</p> <ul style="list-style-type: none"> - Cllr P Tesh to draft out a letter and circulate
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	<p>Chapel View Nothing to Report</p>
b	<p>Oldbutt Green/Crest Nicholson Mr J Dinnie reported that developers applied to have this site signed off, but were refused. SDC Cllr D Passingham reported that he has met with SDC Enforcement Officer Allison Willers at the site along with residents, they had a walk round the development and noted all issues that need rectifying, which will be given to Crest Nicholson to carry out.</p>
c	<p>Herdwick Gate/ Herdwick Fold SDC Cllr D Passingham reported the same was done for this site. Met with Allison Willers and residents and carried out a walk around. Noted issues that need addressing and a list will be given to the developers. Noted that there is a lot of surface water run off in this development and drainage needs addressing</p>
d	<p>Drainage/Sewage Issues Cllr C Howarth reported that water is running once again from the High School Field down Hay Meadow.</p>
e	<p>Electric Vehicle Charging Nothing to Report</p>
f	<p>Neighbourhood Plan Mr P Sykes reported that he and Cllr P Tesh are planning on getting the new Neighbourhood Plan Team together next month. Also planning on meeting with Neighbourhood Plan Officers from SDC. There could be a possible £10,000 funding towards the consultation phase of the new plan</p>
g	<p>Consequent Local Projects Nothing to report</p>
h	<p>South Warwickshire Local Plan The next stage of the South Warwickshire Local Plan is due to come out in May – regulation 19. SDC Cllrs D Passingham and O Hatch will have more information in February and they will update then</p>
i	<p>On Street Parking Charges Cllr C Howarth noted that Shipston Town Council have agreed to join a letter of Objection alongside Alcester Town Council and other local Councils regarding Warwickshire County Council's plans to introduce on street parking charges in Shipston.</p>

j	DATE OF THE NEXT MEETING Monday 23 rd February 2026
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The meeting closed at 2030 hrs.

Signed.....

Date.....

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