



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 23rd February 2026 at 7pm

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

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

1	TO NOTE APOLOGIES FOR ABSENCE None received
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 26 th January 2026 Some wording on page 3 needs changing, but minutes are a true record <u>Proposed by Cllr P Tesh, seconded by Cllr C Howarth, 1 abstention due to absence, 5 for motion carried</u>
5	OPEN FORUM Resident reported on the Honington Parish Meeting regarding the Solar Farm development planning application. Reported that feelings were very 50-50, some very against it and some for it. Farmer that owns the land was present and explained that he had been approached by both housing developers and the solar farm developers and felt this was the lesser of two evils.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/

a	<p>NEW PLANNING APPLICATIONS</p> <p>SCREEN/00114 – Land to the West of Fell Mill Lane, Honington – Proposed construction and operation of a Solar PV farm including access arrangements, ancillary equipment, landscaping and associated infrastructure.</p> <p>Cllr P Tesh gave an update on this application and a few concerns he has noted</p> <ul style="list-style-type: none"> - Access: they have suggested 3 access routes; one brings traffic over the Honington bridge the other two bring traffic through Shipston and over the Barcheston Bridge. - Glare from the solar panels themselves - No mention of how it would connect to the main grid <p>It was also mentioned that the Solar Farm would be removed after 40 years, but then there is a question over contamination of the land afterwards.</p> <p>Clerk D Hardiman reported that she had been in contact with the Case Officer, explaining that due to the application not being within Shipston Parish we hadn't been informed and therefore missed the deadline, but would like to comment due to the impact it would have upon Shipston. Case Officer explained that due to the application being a screening exercise to see if a future application would be EIA development there are no formal consultations issued.</p> <p>It was discussed amongst Committee and was felt that they would still like to submit some comments, either by the portal or directly to the Case Officer.</p> <p><u>Submit comments to SDC, proposed by Cllr P Tesh, seconded by Cllr C Howarth, motion carried unanimously</u></p> <p>Action:</p> <ul style="list-style-type: none"> - Cllr P Tesh to draft out a response and circulate - Clerk D Hardiman to submit comments to either the Portal or directly to the Case Officer
b	<p>PLANNING DECISIONS RECEIVED</p> <p>25/02415/FUL – The Old Red Lion and Park House, Church Street, Shipston on Stour – Permission with Conditions</p> <p>25/02416/LBC – The Old Red Lion, 42 Church Street, Shipston on Stour, CV35 4AS – Consent Granted with Conditions</p> <p>25/02994/ADV – The Lazy Pug, Church Street, Shipston on Stour, CV36 4AS – Consent Granted with Conditions</p> <p>25/03010/FUL – Shipston Youth Club, Shipston Enterprise Centre, Pittway Avenue, Shipston on Stour, CV36 4DQ – 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>None</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) 25/01521/OUT – Land North of Darlingscote Road 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 25/03144/OUT – Land Off Hanson Avenue, Shipston on Stour</p> <p>Applications to come:</p> <p>Fell Mill Lane</p> <p>Cllr P Tesh reported that the Fell Mill Application is due to be submitted by the end of March but doesn't know when this will be validated by SDC.</p> <p>Mr J Dinnie reported that the South Warwickshire Foundation Trust have put in a statement against the Shoulderway Lane Application for a contribution of £122,500</p> <p>Clerk D Hardiman reported that Shipston Town Council's Letter regarding the Cumulative Impact of the numerous Planning Applications for housing within Shipston has been sent to Stratford District Council's Head of Development Mr John Careford and has received a response to say that the letter has been added to the case file of each of the large developments and will taken into account by the Case Officers. He also stated that with regards to the concerns over flooding, the responsibility is split between the Environment Agency, Severn Trent and WCC as the Lead Local Flood Authority, but he will forward the letter directly to WCC Highways.</p> <p>Committee decided that they would like to thank John Careford for this.</p> <p>Action:</p> <ul style="list-style-type: none"> - D Hardiman to respond to John Careford and thank him on behalf of Shipston Town Council and the Planning Committee
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Chapel View</p> <p>Nothing to Report</p>
b	<p>Oldbutt Green/Crest Nicholson</p> <p>Nothing to Report</p>
c	<p>Herdwick Gate/ Herdwick Fold</p> <p>Nothing to Report</p>

d	<p>Drainage/Sewage Issues</p> <p>Cllr C Howarth reported that there has been a lot of surface water run off again from the High School field during recent months, lots of water running down Hay Meadow and Farm close. Also reported that a team has been out to pump water out from around the electrical sub station this week, which is worrying.</p> <p>Went on to report that Severn Trent have had teams around Shipston recently, mapping the surface water and sewerage, lifting manholes and using cameras, around the Darlingscote Road and surrounding areas.</p> <p>Mr J Dinnie reported that SDC Cllrs D Passingham and O Hatch and WCC Cllr J Barker have had a meeting with James Webb from Severn Trent regarding Severn Trent responses to the large applications – and suggested that perhaps this is why they are mapping the systems.</p>
e	<p>Electric Vehicle Charging</p> <p>Cllr C Howarth reported that the General Purposes Working Group have started talking about EV charging. It was discussed that it made no sense to have two groups working on the same subject, therefore this will be removed from the Planning Committee’s Agenda going forward and General Purposes can take a lead on this.</p> <p>Action:</p> <p>- D Hardiman to Remove from Agenda</p>
f	<p>Neighbourhood Plan</p> <p>Mr P Sykes reported that the first meeting has taken place. They had a look back through the current Neighbourhood Plan, looked at what worked and what didn’t. He also gave them an overview of the Planning Process and how it works. The team is looking very optimistic, it is unknown of what resources will be needed yet and the knowledge of the team, this is something that will be looked into in future meetings. The main focus at the moment is building the team.</p> <p>The idea is for the team to take the lead on this. Would still like some volunteers. Reported that Barcheston, Willing and Honington Parish have shown an interest in coming together with Shipston to help develop the plan. Committee discussed this at length, and all members felt it would be beneficial to all.</p> <p>Clerk advised that this would need to be spoken about in a Full Council meeting and have approval from Full Council before this can happen.</p> <p>Mr P Sykes went on to report that contact has been made with the Neighbourhood Plan Officers at SDC and they are looking to set up a meeting. Also reported that the next NHP meeting is booked for the 25th March. Going forward the plan is to hold the NHP meeting the week before the Planning Committee meeting so that he can report back under this Agenda item.</p> <p>Cllr P Tesh added that he has been in contact with Lydia Coldicott and Sam Green, Neighbourhood Plan Officers from SDC and is in the process of setting up a meeting. Funding could be a possibility but only for the public consultation part of the plan. Also added that we will need to start looking for a Planning Consultant in the not too distant future.</p>
g	<p>Consequent Local Projects</p> <p>It was decided that this item can now be removed from the Agenda</p> <p>Action:</p>

	- D Hardiman to Remove from Agenda
h	South Warwickshire Local Plan Nothing to Report
i	On Street Parking Charges It was decided that this item can now be removed from the Agenda Action: - D Hardiman to Remove from Agenda
j	DATE OF THE NEXT MEETING Monday 23 rd March 2026

The meeting closed at 2015 hrs.

Signed.....

Date.....

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