



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 March 2026 at 7pm

Those present: Cllrs P Tesh (Chair), C Howarth, J Williams, V Benjamin-Smith, V Walden and non-Cllr members Mr P Sykes and Mr J Dinnie
Cllr H Kelly was also present – but did not partake in any voting

Public: 1 SDC:0 Clerk: D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE Cllr G Kelly and 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 23 rd February 2026 <u>Proposed by Cllr P Tesh, seconded by Cllr J Williams, motion carried unanimously</u> Action: - Clerk D Hardiman to upload approved minutes to the website
5	OPEN FORUM Member of the public asked a question on behalf of the SOS chair – what's happening with regards to the Shipston Model – have the Council had any updates? Cllr P Tesh answered no but offered to chase this up through SDC Cllrs D Passingham and O Hatch. Cllr P Tesh went on to explain that the model that is being referred to, is a traffic model that Warwickshire County Council are putting together to monitor traffic at all junctions that will be affected with all the developments. They will be able to tell how much traffic is coming through, what times, what type of vehicle and how many axels they have. Cllr C Howarth reported that measurement stations have already started to be set up around Shipston.

	<p>Member of the public also went on to say that SDC Cllr O Hatch has managed to get someone to come over from the Observer regarding the proposed developments and asked if there is anything the Planning Committee would like to communicate with them – please send comments her way before lunchtime tomorrow.</p> <p>Cllr H Kelly asked to speak as a member of the public. Wanted to make Planning Committee aware that the Environment Working Group are hoping to put in an application for lottery money for purchasing a property within Shipston that has a very large garden, which would be suitable to public open space. Has had conversations with the Chair of the Finance Working Group and The Mayor and both think it is a brilliant idea. They have now set up a small sub working group to work on this. They have met with the estate agent and have had a walk around. They want to sell the property and land together. To apply for funding, we would need to explain that we want the land for public open space and would look at other options for the house – i.e. split and sell off.</p>
6	<p>PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/</p>
a	<p>NEW PLANNING APPLICATIONS</p> <p>26/00475/FUL – Acres Down, London Road, Shipston on Stour, CV36 4EP – Construction of car port <u>No Rep – Proposed by Cllr P Tesh, seconded by Cllr J Williams, motion carried unanimously</u></p> <p>25/03012/FUL – 3 Manor Lane, Shipston on Stour, CV36 4EF – Internal alterations, window opening changes and a first-floor extension <u>No Rep – Proposed by Cllr P Tesh, seconded by Cllr V Walden, motion carried unanimously</u></p> <p>26/00551/TEL28 - STREET RECORD, Oldbutt Road, Shipston on Stour – Installation of fixed line broadband electronic communication apparatus, detailed as 7 metre light pole on land outside 1 Oldbutt Road – For information only <u>Noted</u></p> <p>26/00523/VARY – 14 Hawthorn Way, Shipston on Stour, CV36 4FD – Variation of condition no.2 of planning permission reference 25/02589/FUL dated 13 January 2026 to allow for revised plans which add two new feature windows to the northeastern elevation. Original description of the development: Single storey rear extension and internal alterations to create an open plan kitchen/dining/snug area. <u>No Rep – Proposed by Cllr P Tesh, seconded by Cllr C Howarth, motion carried unanimously</u></p> <p>Action:</p> <ul style="list-style-type: none"> - Clerk D Hardiman to submit all decisions to the SDC planning portal before expiry dates on behalf of the Planning Committee
b	<p>PLANNING DECISIONS RECEIVED None</p>
c	<p>AMENDED PLANNING APPLICATIONS None</p>
d	<p>PLANNING APPLICATION APPEALS 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: 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: Fell Mill Lane</p> <p>Cllr P Tesh gave a brief update on the Major Planning Applications:</p> <ul style="list-style-type: none"> - Hansen Farm – No change - Land North of Darlingscote Road – a Landscape strategy plan has been submitted. No change on determination date. Only date change was the consultation expiry date – which is today’s date - Land North of Tilemans Lane – No change to any dates and no new information added. Police have submitted comments, adding a list of requirements to make sure the development complies with “secure by design”, requesting changes to the layout, ensuring a safer environment, less prone to burglaries - Land off Shoulderway Lane – revised target date for determination, 29th April. No further comments - Land South of Darlingscote Road – Highways have submitted a comment requesting micro simulation for traffic modelling. Comments from the Lead Local Flood Authority have been added– they have objected - there are insufficient surface water details and doesn’t comply with NPPF. SDC Forestry and landscape were unable to support the application as it is an encroachment on open countryside and is outside the built-up area boundary - Land off Hanson Avenue – Determination date is today’s date. Lead Local Flood Authority have submitted an objection – stating it doesn’t comply with NPPF and surface water drainage is insufficient.
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Chapel View</p> <p>It was felt that we haven’t had anything to report on this item for some time and issues are being handled by the resident’s association. It was therefore decided that this could be removed from the Agenda. This can always be added back on in the future if needed.</p> <p>Action:</p> <ul style="list-style-type: none"> - D Hardiman to remove from the Agenda

b	<p>Oldbutt Green/Crest Nicholson</p> <p>It was felt that we haven't had anything to report on this item for some time and issues are being handled by the resident's association. It was therefore decided that this could be removed from the Agenda. This can always be added back on in the future if needed.</p> <p>Action: D Hardiman to remove from the Agenda</p>
c	<p>Herdwick Gate/ Herdwick Fold</p> <p>It was felt that we haven't had anything to report on this item for some time and issues are being handled by the resident's association. It was therefore decided that this could be removed from the Agenda. This can always be added back on in the future if needed.</p> <p>Action: D Hardiman to remove from the Agenda</p>
d	<p>Drainage/Sewage Issues</p> <p>Cllr C Howarth reported that issues with surface water run off from the high school field and running down Hay Meadow have stopped whilst the weather is dry. Also reported that it stopped much quicker this year. Expecting it to be a problem when it rains again.</p>
e	<p>Neighbourhood Plan</p> <p>Mr P Sykes reported that it is essential to keep elected members updated on progression of the new Neighbourhood Plan and this is the route to do so. The core team has now been established and he has completed briefing sessions for all members. Everyone now has a basic knowledge of the planning process and the first steps we ought to take. As the team develops there will be different jobs to do and will need more people to join, once we know what is needed, but this is manageable at the moment. It has been a little difficult to get everyone together, the plan is to have a regular meeting slot the week before the Planning Committee meeting in order to report back.</p> <p>The next meeting is on the 25th March, 10am at New Clark House – during this session they will be looking at how excellent teams work, what do they do, what habits have they got, how do they produce outputs.</p> <p>Also need to start thinking about key policies, things that are absolutely key to running this community – for example environment, economy, diversity, sustainability – contributions are welcome.</p> <p>Cllr P Tesh added that following on from Full Council's agreement to have discussions with neighbouring parish council's regarding the possibility of working together, he has been in contact with the Clerks of Honington Parish Council and Willington & Barcheston Parish Council. This will now be taken to their Annual General Meetings and discussed there – waiting for decision from their Councils. Costings could be an issue as neither Parish receives a precept. Consultations would be an added expense due to the larger area – but there is a possibility of finding grants to help fund this.</p> <p>The first step is to get both Parish Councils on board and then go from there.</p>

f	<p>South Warwickshire Local Plan</p> <p>Mr P Sykes reported that there has been a document published – the interim policy position statement, which came out for consultation for a very short timescale, which has now passed.</p> <p>It points out which bits of the core strategy are now out of date or unacceptable and which bits are ok. There is a section on the Neighbourhood Plans – our current Neighbourhood Plan doesn't meet one of the conditions – any neighbourhood plans that are more than 5 years since adopted are now irrelevant, unless you have 5 years supply of housing. Leaves us wide open to all these developments.</p> <p>Cllr P Tesh reported that the SOS group have retained a KC, who has produced a quick note on why SG17 should be withdrawn from the South Warwickshire Local Plan. Of all the 24 potential sites available, SG17 features quite low down on the list. Indications are that SG17 will be withdrawn, but no definitive answer as yet. Now waiting for stage 19 and SWLP part 2 to be published.</p>
	<p>Road Closure - next to Mrs Browns Tearoom</p> <p>Cllrs V Walden and V Benjamin Smith reported that this is a discussion that came up in the Environmental Working Group. There are concerns that the road next to Mrs Browns Tearooms and also the Bury are very dangerous and would be worth closing these roads for safety reasons, it would also allow businesses to use the space more, for example the tearooms would be able to put tables and chairs outside. They have been in discussions with SDC Cllr D Passingham who has mentioned the Atkins report – Shaping Travel in Shipston, which was carried out a number of years ago, which had options for pedestrianisation of the High Street. Committee answered that yes this report was carried out and taken to Warwickshire County Council Highways for implementation, but were told there is no money for this.</p> <p>Discussions continued between Committee – it was decided that since the administration has changed within the County Council, it might be worth going down this route again, to see if we can get something done. Decided to make contact with Jennifer Warren, who is Portfolio Holder for Transport and Planning.</p> <p>Action:</p> <ul style="list-style-type: none"> - Cllr P Tesh to draft a letter to the Portfolio Holder at Warwickshire County Council <p>Clerk D Hardiman to send this letter via email, copying in both WCC Cllr J Barker and WCC Highways</p>
h	<p>DATE OF THE NEXT MEETING Monday 27th April 2026</p>

The meeting closed at 2040 hrs.

Signed.....

Date.....

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