



**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 27<sup>th</sup> April 2026 at 7pm**

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

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

1	<b>TO NOTE APOLOGIES FOR ABSENCE</b> No apologies received at the time of the meeting Apologies received retrospectively from Cllr V Walden Mr J Dinnie not present
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 23 <sup>rd</sup> March 2026 <b><u>Proposed by Cllr P Tesh, seconded by Cllr C Howarth, 1 abstention due to absence, 4 for, motion carried</u></b>  <b>Action:</b> - D Hardiman to upload approved minutes on to the STC website
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	<p><b>NEW PLANNING APPLICATIONS</b></p> <p>26/00887/TEL28 - 46 Telegraph Street, Shipston on Stour, CV36 4DA – To install 1 x 10m medium pole – <b>For information only</b></p> <p><b>Noted</b></p>
b	<p><b>PLANNING DECISIONS RECEIVED</b></p> <p>26/00363/FUL - 15 Elm Road, Shipston on Stour, CV36 4FA – Permission with Conditions</p> <p>26/00532/TREE - Compton Court, Watery Lane, Shipston on Stour – Consent with Conditions</p> <p><b>Noted</b></p>
c	<p><b>AMENDED PLANNING APPLICATIONS</b></p> <p>None</p>
d	<p><b>PLANNING APPLICATION APPEALS</b></p> <p>None</p>
e	<p><b>PLANNING APPLICATIONS WITHDRAWN</b></p> <p>None</p>
f	<p><b>PLANNING APPLICATION QUERIES</b></p> <p>None</p>
g	<p><b>MAJOR PLANNING APPLICATIONS</b></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> <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>SCOPE/00044 – Land East of Shipston on Stour and North of B4035 and off Fell Mill Lane</p> <p>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 gave a brief update on each major application:</p> <ul style="list-style-type: none"> <li>- Land at Hansen Farm, Webb Road (Reserve Site) – there is a revised target date for determination – 12<sup>th</sup> June. There has been a Road Safety Audit added to the portal and further objection from SDC Cllr D Passingham regarding the standard of Webb Road</li> <li>- Land North of Darlingscote Road – No change, no new info and no new target date for determination</li> <li>- Land North of Tilemans Lane – No change of determination date.</li> </ul> <p>Warwickshire Landscape Advice dated the 13<sup>th</sup> April, have said the study area should be enlarged and the assessment of construction phase is required. There is also a request for useable public open space.</p>

	<ul style="list-style-type: none"> <li>- Land Off Shoulderway Lane – there is a revised target date for determination – 30<sup>th</sup> June. SDC Urban Design have submitted comments on the 8<sup>th</sup> April saying the following – the application fails to demonstrate how the development will deliver a well-designed place regarding layout, density, scale, access and movement. They quote the NPPF, paragraph 139, that the development is not well designed and should be refused.</li> <li>- Land South of Darlingscote Road – there is a revised date for determination of the 20<sup>th</sup> May and the only additional information that has been added is a landscape rebuttal note, dated the 31<sup>st</sup> March, the developer is rebutting comments made by Warwickshire County Council.</li> <li>- Land off Hanson Avenue – there is a revised target date for determination of the 30<sup>th</sup> April, no new information has been added</li> </ul> <p>SDC Cllr O Hatch added that no comment has been made from Severn Trent on any of these applications.</p> <p>A discussion took place regarding the water authorities: they look at the site and look at the treatment works but nothing in between, creating problems with linking up new estates to the older systems. When the newer estates were built, they were all linked up to the old system on the Campden Road and Queens Avenue, causing lots of problems with capacity. Severn Trent are looking to divert some of the new estates to the old Victorian system on the Darlingscote Road to ease this issue.</p> <p>Cllr P Tesh commented that we haven't heard anything yet regarding the Fell Mill Lane development – no timescale given. When the application is made valid, we will have 3 weeks to submit our comments, but there will be a lot of documentation to work through. Cllr Tesh proposed that we should submit our objection within the first few weeks with a brief description under relevant headings, then add more detailed comments a bit later, when everything has been worked through. Committee were happy with this.</p> <p>SOS member Alice Free added that once the Fell Mill Lane application is live, they will be ramping up their campaign. At the moment they are focussing on fundraising and engaging with the public. Also added that they will be letting SDC know that they have a barrister and specialists and planning consultants on board and will share the specialist reports with them.</p>
7	<b>OTHER PLANNING/INFRASTRUCTURE MATTERS</b>
a	<p><b>Drainage/Sewage Issues</b></p> <p>Cllr C Howarth reported that there are still patches of water appearing in various places in Shipston, but then disappearing again</p>
b	<p><b>Neighbourhood Plan</b></p> <p>Mr P Sykes reported that the team have had their 2<sup>nd</sup> meeting on the 15<sup>th</sup> April, where member Alice ran some team building exercises. Very pleased with the team, all are acting on their own initiatives and all going well so far.</p>

	<p>Cllr P Tesh reported that he has a meeting with Honington and Barcheston and Willington Parish Councils to discuss concerns raised by SDC Cllr M Littlewood regarding joining together with Shipston to develop the Neighbourhood Plan. Cllr P Tesh wants to reassure the Parishes that there are <b>no</b> intentions of absorbing them into Shipston and making Shipston bigger, it is simply to help all three Parishes protect themselves from potential housing developments. The point is that if they don't have a Neighbourhood plan, it could leave them vulnerable to future developments.</p>
c	<p><b>South Warwickshire Local Plan</b> SDC Cllrs D Passingham and O Hatch reported that they have attended a briefing on regulation 19 and are not happy with the results</p>
d	<p><b>Shipston High Street – Closures</b></p> <p>SDC Cllr D Passingham reported that he has emailed the transport planner that dealt with Shaping Travel in Shipston, they said they would need to remodel the traffic in the town centre.</p> <p>Clerk D Hardiman reported that we have had a response from WCC Cllr Jennifer Warren, portfolio holder for Transport and Planning, who would like to arrange a site visit to discuss options for Shipston High Street</p> <p><b>Action:</b> - <b>Cllr P Tesh to organise meeting with WCC Cllr Jennifer Warren</b></p>
e	<p><b>DATE OF NEXT MEETING</b> Tuesday 26<sup>th</sup> May 2026</p>

The meeting closed at 2006 hrs.

Signed.....

Date.....

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

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