



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 **Tuesday 26th May 2026 – 7pm**

Those present: Cllrs P Tesh (chair) G Kelly, V Walden, V Benjamin-Smith, J Williams and non-Cllr members Mr P Sykes and Mr J Dinnie.
Cllr R Walters was also in attendance, but did not partake in voting.

Public: 2 **SDC:** 0 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE Cllr C Howarth SDC 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 Monday 27 th April 2026 <u>Proposed by Cllr P Tesh, seconded by Cllr G Kelly, 1 abstention due to absence 4 for motion carried</u> Action: - D Hardiman to upload the approved minutes to the STC website
5	OPEN FORUM Resident informed the Planning Committee that they are intending to establish a River Charter for the River Stour, in order to personify the river and protect the ecosystem within. This will also protect the flood plain from being built on in the future. Reported that the River Wye has achieved this status. The charter is legally enshrined. There is currently a group working on the River Avon. The idea is to collaborate with all villages that are nourished by the Stour. It will ensure that the river has the right to flow, has the right not to be polluted, the right to protect its

	<p>habitat, a right to legal representation and advocacy. Reported that they will be attending the next SAFAG and SAFE meeting to give pointers and has been in contact with SDC Cllrs D Passingham and O Hatch. They are ideally looking to form some sort of working group – a group of people to act as advocates for the River Stour. They requested that someone from Planning be a part of this group. Cllr V Benjamin-Smith agreed she would be available to do this as she sits on EWG and Planning.</p> <p>Lots of things still need clarifying and this is in the early stages, but would need solicitors involved at some stage. They requested that this be included on the STC Agenda, so they can attend and talk to Full Council. Cllr R Walters mentioned that they can absolutely attend a Full Council meeting and speak during the Public Open Forum section – Resident requested that 3 minutes would not suffice and would need a specific section on the Agenda. Cllr R Walters suggested that he will correspond with the Clerk to see if this is something that can be done.</p> <p>Action:</p> <ul style="list-style-type: none"> - Cllr R Walters and Clerk D Hardiman to discuss options for adding this to the STC Agenda
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>26/00850/VARY - Units 2 and 2A, Tilemans Lane Industrial Estate, Shipston on Stour, CV36 4PR – Application reference Number: LPA Ref: 24/00528/FUL. Appeal ref: APP/J3720/W/25/3361840. Date of Decision: 21/08/2025. Condition Number(s): Conditions 2, 4, 5, 12, 13, 16, 20, 23, 24 and 26. Conditions(s) Removal: Application pursuant to Section 73 to allow amendments to the approved scheme.</p> <p>Discussion between Committee regarding the removal of the ATM machine – Sainsburys have now removed this from the application, this would now leave the Town with one ATM, which is not reliable and only other options of withdrawing cash from the post office within opening hours or cash back from Co-op or Tesco. Also discussed the street art – would like to suggest something different, as the proposed wooden sheep sculptures would most likely not last.</p> <p><u>Object to the removal of the ATM machine from the plans and suggest that we enter into a dialogue regarding the “street art”- perhaps replace with something more appropriate. Proposed by Cllr P Tesh, seconded by Cllr J Williams, motion carried unanimously</u></p> <p>26/01131/TREE - Lansdowne House, 56-58 Sheep Street, Shipston on Stour, CV36 4AE -G1 - Leylandi x 6 - Large outgrown Leylandi growing beneath and amongst canopies of 2more desirable Cedar trees. Fell and removed to ground level, to reduce further risk and pressure to retaining wall, this in turn will help clear the canopies of the Cedars. T1- Cedar -The crown cleaning of mature Cedars, by removing all dead wood and fractured damage branching. This will include a selective reduction on over extended branching to relieve end weight where necessary by up to 1.5m. Thin up to 10% T2 - Cedar - Reduction from neighbouring property by 2.5m this includes no height reduction just lateral branching over neighbouring garden to reduce spread T3 - Poplar - The semi mature Poplar standing in the corner of property, growing tight to brick wall, Fell to reduce the risk to wall and neighbouring property. T4 Leylandi - Fell tight to boundary wall T5 - Leylandi - Single tall tree standing by gable end of neighbouring building. This is to</p>

	<p>be reduced back from property to give a minimum of 1m clearance, and a light reduction on top growth to balance. Reduce height by 3m T6 - Leylandi - Single tall tree standing by gable end of neighbouring building. This is to be reduced back from property to give a minimum of 1m clearance and a light reduction on top growth to balance. T7 - Sycamore - Large Sycamore over woodland bed and close to neighbouring property, this is having major dead wood removed throughout to reduce risk of failing branches</p> <p><u>No Objection but would like to request replacement of trees in line with the Council's 2 for 1 policy – this can be either replacement within their own garden with more suitable sized trees, or gifted trees for elsewhere in the Town. Proposed by Cllr P Tesh, seconded by Cllr V Walden, motion carried unanimously</u></p> <p>Action: - D Hardiman to add decisions to the planning portal before deadlines</p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>26/00523/VARY – 14 Hawthorn Way, Shipston on Stour, CV36 4FD – Permission 26/00592/FUL – 1 West Street, Shipston on Stour, CV36 4AL – Permission with conditions 25/01153/OUT - Springfield Farm Rise, Bosley Close, Shipston on Stour, CV36 4QA – Outline Permission 25/01966/LBC - The Horseshoe, 6 Church Street, Shipston on Stour, CV36 4AP – Consent Granted with Conditions 26/00244/LBC - Unit 2, Granville House, High Street, Shipston on Stour, CV36 4AJ – Consent Granted with Conditions 26/00475/FUL - Acres Down, London Road, Shipston on Stour, CV36 4EP – Permission with Conditions 25/00362/LBC - Birmingham House, 8-10 Church Street, Shipston on Stour, CV36 4AP – Consent Granted with Conditions 25/00360/FUL - Birmingham House, 8-10 Church Street, Shipston on Stour, CV36 4AP – Permission with Conditions</p> <p>Noted</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>26/00902/S106A - Land South of Campden Road, Shipston on Stour – Modification to allow two-metre-wide service strip adjoining the proposed road into the application site across the Open Space in accordance with Schedule 1, Part 1 (b), Clause 7 of Section 106 Agreement dated 18 April 2016 relating to 14/02607/OUT</p> <p><u>Reiterate original objection – Proposed by Cllr P Tesh, seconded by Cllr V Walden, motion carried unanimously</u></p> <p>Action: - D Hardiman to add decision to the planning portal before deadline</p>
d	<p>PLANNING APPLICATION APPEALS</p> <p>None</p>
e	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>None</p>

f	<p>PLANNING APPLICATION QUERIES 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"> - Land at Hansen Farm – revised date for determination – 12th June, WCC Rights of Way Officer still has considerable issues with the site and access. WCC Flood Risk assessment – still objecting - Land North of Darlingscote Road – no change and determination date given - Land North of Tilemans Lane – No change to date. An Ecological Appraisal has been done and one of the concluding comments was - it is unlikely the proposals will result in significant harm. They have also resubmitted the general framework plan and have deleted the links to Railway Crescent, the only access is now through Tilemans Lane. - Land off Shoulderway Lane – there is a revised target date for determination of the 30th June. Gladmans have taken out an option agreement to discharge surface water into Pigbrook. - Land South of Darlingscote Road – target date for determination is still the 20th May. The consultation period ends on the 16th June. There is a response from the LLFA and the Infrastructure team have set out the contributions they require which include 1.4 million for schools. - Land West of Hanson Avenue – determination date of 30th April. Consultation ends today. No new information submitted at all, - Fell Mill Application – still no word on when this will be submitted.
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Drainage/Sewage Issues Nothing to report</p>
b	<p>Neighbourhood Plan Mr P Sykes reported that there hasn't been a meeting between last month's PC meeting and this month, so nothing new to report, but is optimistic about the team, they are taking over, which is good. Next meeting is this Friday, so will report back at next month's PC meeting.</p>

c	<p>South Warwickshire Local Plan</p> <p>Mr P Sykes reported that the Regulation 19 is now in stages of being sent to public consultation, it seems that things have overturned. Rather than focusing on new settlements as previously understood and settlements that have better lines of transport, it seems existing settlements will now be enlarged as well, even those without transport links.</p> <p>This is due to be discussed by members on Friday. Public consultation will follow if voted in.</p>
d	<p>Shipston High Street – Closures</p> <p>Cllr P Tesh to organise a meeting with Cllr Jennifer Warren from WCC</p>
e	<p>EXCLUSION OF THE PUBLIC</p> <p>In view of the confidential nature of the business to be transacted, it is advisable in the public interest, as if members of the public and press were present during the consideration of such business, there would be disclosure to them of exempt information under paras 1 & 11 of Part 1 of Schedule 12A of the Local Government Act 1972, that the public be temporarily excluded and they are instructed to withdraw.</p>
f	<p>DATE OF NEXT MEETING</p> <p>Monday 22nd June 2026</p>

The meeting closed at 2105 hrs.

Signed.....

Date.....

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