



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 22nd June 2026 – 7pm**

Those present: Cllrs P Tesh (Chair), G Kelly, V Walden, J Williams and V Benjamin-Smith

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

1	TO NOTE APOLOGIES FOR ABSENCE Cllr C Howarth and non-Cllr Members Mr J Dinnie and Mr P Sykes
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: - Tuesday 26th May 2026 - <u>Proposed by Cllr P Tesh, seconded by Cllr V Walden, motion carried unanimously</u> - Closed Session – Tuesday 26th May 2026 - <u>Proposed by Cllr P Tesh, seconded by Cllr J Williams, motion carried unanimously</u>
5	OPEN FORUM Member of Save Our Shipston reported that they have been circulating SDC Cllr O Hatch's petition far and wide to make all Water Authorities a statutory consultee in planning applications. Urged all to share and sign. Action - D Hardiman to share on the Town Council's Facebook Page and Website

6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 26/01265/LBC – White Bear, High Street, Shipston on Stour, CV36 4AJ – Proposed repairs to outbuilding <u>No Objection - proposed by Cllr P Tesh, seconded by Cllr V Benjamin-Smith, motion carried unanimously</u> 26/01509/TREE – Silver Birches, London Road, Shipston on Stour, CV36 4EP – T2 – Yew – Reduce all round by 0.5 metres. T3 – Yew – Crown raise over drive to clear 3.5 metres from ground level. T4 – purple leaved plum – Crown raise drive side to clear 3.5 metres. T5 – Damson – Crown raise over driveway 3.5 metres and public footway side to 2.5 metres. T6 – Plum – Reduce to clear the house roof by up to 1.5 metres <u>No Rep – proposed by Cllr P Tesh, seconded by Cllr V Walden, motion carried unanimously</u> Action - D Hardiman to submit decisions to the SDC Planning Portal before deadlines.
b	PLANNING DECISIONS RECEIVED 26/01131/TREE – Lansdowne House, 56-58 Sheep Street, Shipston on Stour, CV36 4AE – Consent with Conditions
c	AMENDED PLANNING APPLICATIONS None
d	PLANNING APPLICATION APPEALS None
e	PLANNING APPLICATIONS WITHDRAWN None
f	PLANNING APPLICATION QUERIES 26/00850/VARY – Units 2 and 2A, Tilemans Lane Industrial Estate, Shipston on Stour, CV36 4PR – Contact with SDC planner who has a couple of questions regarding the Council's recent objection Cllr P Tesh explained that we had submitted an objection to this, following the removal of the ATM from the plans and would like to enter into a dialogue regarding the wooden sheep street art that has been proposed – would like to suggest something different. Explained that SDC planner has been in touch to understand further the Council's reason for objecting the loss of the ATM. He also explained that the street art will be considered separately under a discharge of conditions application at a later date. Discussion took place between committee members regarding this query. It was decided that the objection regarding the removal of the ATM would maintained and would Cllr P Tesh would draft out a response to send to SDC Planner. Action

	- Cllr P Tesh to draft a response to send to SDC Planner Ian Guffick
g	MAJOR PLANNING APPLICATIONS 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 Applications to come: Fell Mill Lane Cllr P Tesh gave a brief update on each of the applications - Land at Hansen Farm – revised target date for determination is still 12th June and expiry date for consultations is 30th June. - Land North of Darlingscote Road – expiry date for consultation is 18th June. Warwickshire Infrastructure have put in a bid for a £1.7million contribution for education. SDC Landscape Officer has commented that the proposal would cause unacceptable harm. - Land North of Tilemans Lane – revised target date for determination is 31st July. Warwickshire Infrastructure have put in a bid for a £1.67million contribution to education. The link to Railway Crescent has now been removed from the plans. - Land Off Shoulderway Lane – Revised Target Date for determination is 30th June. SDC landscape officer has commented they are unable to support this as it effects the rural character. - Land South of Darlingscote Road – revised target date for determination is 20th May and consultation expiry date is 16th June. Warwickshire Infrastructure have put in a bid for a £1.4million contribution for education. - Land Off Hanson Avenue – Revised target date for determination is 30th April and consultation expiry is 26th May
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	Drainage/Sewage Issues Nothing to report
b	Neighbourhood Plan Meeting took place last week – things are moving along slowly. Need to organise a meeting with the neighbourhood plan officer from SDC
c	South Warwickshire Local Plan SDC Cllr D Passingham reported that SDC Cllr O Hatch has put all 6 points as discussed at June's Full Council Meeting on the list and it has been submitted to

	SDC. They seem to have taken notice and is hopeful that the Shoulderway Lane site will be removed from the plan. Reported that they have had a meeting with John Careford from SDC and asked for the land at Tilemans Lane to be removed as housing and to be allocated for employment land as stated in Shipston's Neighbourhood Plan. Mr Careford explained that the employment land was put into the Neighbourhood Plan as a briefing note saying we need to develop the plan more. Therefore, it is not strictly part of the Neighbourhood Plan. Went on to explain that the Joint Cabinet will meet on the 14th July. The decision of the Joint Cabinet will be ratified on the 15th. Providing it goes through these two stages, it will then go out to consultation. Noted that If the plan fails they will fall back to the Core Strategy, which runs to 2031.
d	Shipston High Street – Closures Cllr P Tesh reported that he is still waiting to hear back about a meeting date.
e	DATE OF NEXT MEETING Monday 27th July 2026

The meeting closed at 2008 hrs.

Signed.....

Date.....

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