



**SHIPSTON ON STOUR TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING**  
**MINUTES**

New Clark House, West Street, Shipston on Stour, CV36 4HD  
01608 662180 email: [clerk@shipstontowncouncil.org](mailto:clerk@shipstontowncouncil.org)

Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 27<sup>th</sup> July 2026 – 7pm**

**Those present:** Cllrs P.Tesh (Chair) G.Kelly, C.Howarth, J.Williams and non-Cllr members Mr P.Sykes and Mr J.Dinnie

**Public:** 1 **SDC:** 1 **Clerk:** E.Booth and Deputy Clerk F.Burns

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| 1 | <b>TO NOTE APOLOGIES FOR ABSENCE</b><br>Cllr Vanessa Benjamin-Smith<br>Cllr Vivien Walden                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2 | <b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST</b><br><br>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.<br><br>None. |
| 3 | <b>TO NOTE DISPENSATIONS RECEIVED BY THE CLERK</b><br><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4 | <b>MINUTES</b><br>To approve minutes of the meeting held on Monday 22 <sup>nd</sup> June 2026<br><b><u>Proposed by Cllr P.Tesh, seconded by Cllr J.Williams, 1 abstention due to absence and 3 for motion carried</u></b><br><br><b><i>Action: F.Burns to upload the approved minutes to the STC website</i></b>                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5 | <b>OPEN FORUM</b><br>The change of decision on the Tilemans Lane development was discussed. It had been updated on the SDC portal to approved but that was then redacted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6 | <b>PLANNING MATTERS – all planning applications can be viewed at:</b><br><a href="https://apps.stratford.gov.uk/eplanning/">https://apps.stratford.gov.uk/eplanning/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| a | <p><b>NEW PLANNING APPLICATIONS</b></p> <p>26/01309/FULL – 18 Greenfields Close - Amended item 6c was approved on the 22<sup>nd</sup> July 2026.<br/> <u><b>Non-discussion</b></u></p> <p>26/01744/TPO – 19 Hay Meadow – outside conservation area. There is no TPO on this tree so unsure why application was submitted.<br/> <u><b>No rep proposed by PT, seconded by Cllr Chris Howarth, motion carried unanimously</b></u></p> <p>26/01483/S106 – Former IMI Norgren Site – maintenance regime for community attenuation pond. Plan was drawn up in 2014. No information about change.<br/> <u><b>No Rep Proposed by Cllr P.Tesh, seconded by Cllr C. Howarth, motion carried unanimously</b></u></p> <p>26/01228/FULL &amp; 26/01229/LBC – Lansdowne House – 56-58 Sheep Street. The wall was deemed to be structurally unsafe and was going to be re-built as per the original wall.<br/> <u><b>No Objection. Proposed by Cllr P.Tesh, seconded by Cllr G.Kelly, motion carried unanimously</b></u></p> |
| b | <p><b>PLANNING DECISIONS RECEIVED</b></p> <p><b>26/01392/TREE</b> – 48 Sheep Street – Decision with conditions (Condition that the work be completed within 2 years of the notice)<br/> <b>26/00850/VARY</b> – Tilemans Lane (Sainsbury's) - Variation permitted with conditions<br/> <b>26/01073/LDP</b> – 10A Green Lane – Certificate of lawful proposed use or development<br/> <b>26/01048/LDP</b> – Mount Hill View – Refusal of Certificate of Lawful Proposed Use or Development<br/> <b>26/00973/FULL</b> – Springhill, Springhill Close – Permission with Conditions</p> <p>Noted</p>                                                                                                                                                                                                                                                                                                                                                                                                               |
| c | <p><b>AMENDED PLANNING APPLICATIONS</b></p> <p>25/01521/OUT – Land north of Darlingscote Road -<br/> <u><b>Proposed by Cllr P.Tesh, seconded by Cllr C.Howarth, motion carried unanimously</b></u></p> <p>26/01309/FULL – 18 Greenfields Close – <b>Planning consent already given</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| d | <p><b>PLANNING APPLICATION APPEALS</b></p> <p>None</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| e | <p><b>PLANNING APPLICATIONS WITHDRAWN</b></p> <p>None</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| f | <b>PLANNING APPLICATION QUERIES</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| g | <b>MAJOR PLANNING APPLICATIONS</b><br><br>Applications already commented on:<br>24/00303/OUT – Land at Hansen Farm, Webb Road (Reserve Site)<br>25/01521/OUT – Land North of Darlingscote Road<br>25/01810/OUT – Land North of Tilemans Lane<br>25/01863/OUT – Land off Shoulderway Lane<br>25/01843/OUT – Land South of Darlingscote Road<br>SCOPE/00044 – Land East of Shipston on Stour and North of B4035 and off Fell Mill Lane<br>25/03144/OUT – Land Off Hanson Avenue, Shipston on Stour<br><br>Applications to come:<br>Fell Mill Lane<br><br>Cllr P.Tesh gave a brief update on each of the applications <ul style="list-style-type: none"> <li>- Land at Hansen Farm – determination still the 12<sup>th</sup> June. Severn Trent still have concerns but don't have the power to object.</li> <li>- Land North of Darlingscote Road – expiry date is 29<sup>th</sup> July. Not revised determination.</li> <li>- Land North of Tilemans – Expiry 31<sup>st</sup> July. Framework plan removes the link to the railway.</li> <li>- Land off Shoulderway Lane – Expiry is 30<sup>th</sup> June. No update. Severn Trent concerns</li> <li>- Land South of Darlingscote Road – Expiry 7<sup>th</sup> August. Submit transport note. No other change</li> <li>- Land off Hanson Avenue – Expiry was 30<sup>th</sup> April. Consultation 26<sup>th</sup> May. No change. Severn Trent comments</li> </ul> Cllr P.Tesh commented on Tilemans Lane and land south of Darlingscote Road transport notes. WCC looking at traffic flow.<br><br>Fell Mill Lane – still no planning application submitted. Draft legal agreement circulated. Land Agent (Paul Huggins) to have a look at it and report to Cllr P. Tesh. |
| 7 | <b>OTHER PLANNING/INFRASTRUCTURE MATTERS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| a | <b>Drainage/Sewage Issues</b><br>Cllr Chris Howarth reported that he visited Hay Meadow and can see the reinstated drainage down the field.<br>Cllr O. Hatch trying to arrange a tour of Fell Mill pumping station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| b | <b>Neighbourhood Plan</b><br>Meeting took place 27/07. Issues to be resolved with various Parishes. Cllr P.Tesh to write to them to maintain their place within the Neighbourhood Plan Group. Next meeting 19 <sup>th</sup> August.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| c | <b>South Warwickshire Local Plan</b><br>The consultation is open from 21 <sup>st</sup> July until 8 <sup>th</sup> September. Cllrs to give comments before draft response submitted on behalf of Shipston Town Council |
| d | <b>Shipston High Street – Closures</b><br>Remembrance Day road closure application to be submitted in August                                                                                                           |
| e | <b>DATE OF NEXT MEETING</b><br><b>Monday 24<sup>th</sup> August 2026</b>                                                                                                                                               |

The meeting closed at 20:42 hrs.

Signed.....

Date.....

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