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 24th August 2026 – 7pm**

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

Public: 3 **SDC**: 1 **Clerk:** E.Booth and Deputy Clerk F.Burns

1	**TO NOTE APOLOGIES FOR ABSENCE** Cllr Vanessa Benjamin-Smith
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 27th July 2026 ***Proposed by Cllr P.Tesh, seconded by Cllr J.Williams, 1 abstention due to absence and 3 for motion carried*** ***Action: F.Burns to upload the approved minutes to the STC website***
5	**OPEN FORUM** An update was requested on Cornmill Meadows. EB responded to say that the matter is being discussed with all the appropriate departments, including SDC planning and an update will be provided when all information has been received.
6	**PLANNING MATTERS – all planning applications can be viewed at:** **https://apps.stratford.gov.uk/eplanning/**

a	**NEW PLANNING APPLICATIONS** **26/01678/FUL & 26/01679/LBC – Swallow House, 1 Mill St, Shipston, CV36 4AN** – Proposed conservatory extension to detached garden room and alterations to open garage/store in rear range of house to create boot room and store ***No Objection. Proposed by Cllr P.Tesh, seconded by Cllr V.Walden motion carried unanimously*** ***Action – to respond on planning portal***
b	**PLANNING DECISIONS RECEIVED** **26/01309/FULL – 18 Greenfields Close – Permission with conditions** (carried out within 3 years, carried out in accordance to specific drawing numbers, materials used externally to comply with approved plans) **26/01509/TREE – London Road – CV36 4EP – Consent with conditions** (the work being completed within 2 years) **26/01744/TPO – 19 Hay Meadow – Consent with conditions** (Condition that work is carried out within 2 years. All work carried out in accordance with BS 3998. Felling of silver birch subject to replacement tree planting Noted
c	**AMENDED PLANNING APPLICATIONS** None
d	**PLANNING APPLICATION APPEALS** None
e	**PLANNING APPLICATIONS WITHDRAWN** None
f	**PLANNING APPLICATION QUERIES** None
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 – no update - Land North of Darlingscote Road – there is a new transport note. WCC have done a traffic model and only considered their adjacent site and have not included Sainsbury's. Predicted traffic flow should be considered in this application - Land North of Tilemans Lane – there is a new transport note. WCC have done a traffic model and only considered their adjacent site and have not included Sainsbury's. Predicted traffic flow should be considered in this application - Land off Shoulderway Lane – a new landscape technical note submitted which is a plan showing where the junctions are to be requested - Land South of Darlingscote Road – No update - Land off Hanson Avenue – a number of objections from the public, however no new documents are available Fell Mill Lane – Planning application not submitted. P.Tesh expects this is due to an outstanding traffic and environment report.
7	**OTHER PLANNING/INFRASTRUCTURE MATTERS**
a	**Drainage/Sewage Issues** Cllr Chris Howarth reported that there was a collection of surface rainwater water by the junction at the top of Darlingscote Road/Fosseway
b	**Neighbourhood Plan** Phil Sykes reported that the meeting on the 19th was good and very well structured. They were looking at key themes. Asked if the team could come to the Planning Meeting quarterly to report on progress which was agreed.
c	**South Warwickshire Local Plan** - The discussion focused on Shipston's response to the South Warwickshire Local Plan Regulation 19 consultation. Shipston is no longer identified as a strategic growth area, which members considered an improvement on the earlier Regulation 18 proposals. - The Regulation 19 plan proposes around 524 houses around Shipston. Some previously identified sites, including Fell Mill and Shoulderway Lane, have been removed from the emerging plan, though applications may still come forward separately. - Members were concerned that the Regulation 19 plan differs significantly from Regulation 18, raising questions about process and soundness. The Council's response should acknowledge the improved position but still raise concerns about infrastructure capacity. Key infrastructure concerns include roads, junction safety, sewerage, drainage, schools, healthcare, public transport, and town-centre access.

	- The junction near the travellers site was identified as a particular safety concern. - Members want cumulative traffic impacts from all proposed developments to be properly assessed. Clarification should be sought from Stratford District Council and Warwickshire County Council Highways on traffic modelling. - The plan appears to lack sufficient employment land for Shipston. The Council should request additional employment land, preferably linked to existing employment areas. - Public communication needs to be clearer, including a simple graphical explanation of which sites are included, removed, or still subject to applications. - The Council should avoid objecting so strongly that it risks undermining the whole plan, as this could lead to a less favourable outcome for Shipston. - Agreed actions include preparing the Regulation 19 response, pushing for infrastructure commitments, raising employment land concerns, checking traffic modelling, and preparing resident-friendly communications.
d	**Shipston High Street – Closures** Meeting regarding Sheep Street to be chased
e	**DATE OF NEXT MEETING** **Monday 28th September 2026**

The meeting closed at 20:22 hrs.

Signed…….

Date…….

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