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

Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 26th October 2026 – 7pm**

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

Public: 1 **SDC**: 1 **Clerk:** Deputy Clerk F.Burns

1	**TO NOTE APOLOGIES FOR ABSENCE**
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 G.Kelly, 2 for motion carried*** ***Action: F.Burns to upload the approved minutes to the STC website***
5	**OPEN FORUM**
6	**PLANNING MATTERS – all planning applications can be viewed at:** **https://apps.stratford.gov.uk/eplanning/**
a	**NEW PLANNING APPLICATIONS**

	26/02371/FUL – 3 Manor Lane, Shipston on Stour, CV36 4EF – Single storey front and rear extensions, increase in height of existing store and office and fenestration alterations ***No Rep. Proposed by Cllr P.Tesh, seconded by Cllr J.Williams 2 for motion carried*** **26/02422/TPO – Mornington, Old Road, Shipston on Stour – CV36 4HE** – T1-Cedar – reduce lowest branch heading east towards road by 1-2 metres. T2-Cedar – reduce lowest branch heading south-west by 1 metre ***No objection – Proposed by Cllr P.Tesh, seconded by Cllr G.Kelly, 2 for, motion carried*** **26/02566/TREE – Newlyn, Shipston on Stour, CV36 4AU** T1 – Mature Cypress-type conifer – Fell T2 – Mature Multi-stem cypress type conifer – Fell T3 – Mature Cypress-type conifer adjacent to the bungalow – Fell T4 – Deciduous Tree – Fell T5 – Dense Coniferous/Woody boundary growth – Fell ***Objection – Insufficient information. To confirm trees on plan and identify species*** ***Proposed by Cllr P.Tesh, Seconded by Cllr G.Kelly, 2 for, motion carried*** ***Action – F.Burns to respond on planning portal***
b	**PLANNING DECISIONS RECEIVED** **26/02008/FUL – Mount Farm Cottage, Campden Road, CV36 4PZ** – Single storey rear extension - Permission with conditions **26/01228/FUL – Landsdowne House, 56-58 Sheep St, CV36 4AE** – Demolition and rebuilding of rear garden wall - Permission with conditions **26/01229/LBC – Landsdowne House, 56-58 Sheep St, CV36 4AE** – Demolition and rebuilding of rear garden wall - Permission with conditions **26/02042/TREE – 1 Rectory Court, Old Road, CV36 4GB** – Fell to ground level - Permission with conditions **26/01678/FUL – Swallow House, 1 Mill Street, CV36 4AN** – Conservatory extension and alterations to create boot room and store - Permission with conditions **26/01679/LBC – Swallow House, 1 Mill Street, CV36 4AN** – Conservatory extension and alterations to create boot room and store - Permission with conditions **26/01945/FUL – 14 Nichols Court, CV36 4RU** – (Retrospective) Erection of metal railing - Permission with conditions

	26/01246/REM – Springfield Farm Rise, Bosley Close, CV36 4QA – reserved matters application - Approval **26/01574/FUL – 11 Gerrards Road – CV36 4HH** – Replacement porch and garage, single storey rear and first floor extension - Permission with conditions **26/01916/FUL – 59 Norgren Crescent, CV36 4BF** – Garage conversion to create ancillary accommodation - Permission with conditions **26/02216/VARY – Sainsbury's** – timings for implementation of upgrades and improvements to cycle access - Permission 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 - The three applications on Darlingscote Road are going before the SDC Planning Committee in November - Land off Shoulderway Lane – no update - Land off Hanson Avenue – no update Fell Mill Lane – Planning application not submitted

7	**OTHER PLANNING/INFRASTRUCTURE MATTERS** The new Sainsbury's supermarket is expected to open on the 16th of November. The Darlingscote/Fosse Way junction was discussed. It was reported that the cumulative assessment carried out by the Highways Authority documented an 8 vehicle increase which was not considered significant.
a	**Drainage/Sewage Issues** Despite there being a period of heavy rain there have been no issues reported
b	**Neighbourhood Plan** Phil Sykes reported that the NP Team will report at the meeting on the 25th January 2027
c	**South Warwickshire Local Plan**.
d	**Shipston High Street – Closures**
e	**DATE OF NEXT MEETING** **Monday 23th November 2026**

The meeting closed at 20:35 hrs.

Signed…….

Date…….

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