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 22nd July 2024**

Those present: Cllrs G Kelly (Vice Chair), J Dinnie, C Howarth, J Williams

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

1	**TO NOTE APOLOGIES FOR ABSENCE** Cllr P Tesh (Chair) SDC Cllr D Passingham and non-Cllr member 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: - Monday 24th June 2024 – Minor change – Neighbourhood, needs to be changed to Neighbourhood Plan ***Proposed by Cllr G Kelly, seconded by Cllr J Dinnie, unanimous – motion carried*** - Extraordinary Meeting held Tuesday 2nd July 2024 – A Header is needed to explain why the meeting was held. ***Proposed by Cllr G Kelly, seconded by Cllr C Howarth, 1 abstention, 3 for - motion carried***
5	**OPEN FORUM** No Public Presence
6	**PLANNING MATTERS – all planning applications can be viewed at:** **https://apps.stratford.gov.uk/eplanning/**
a	**NEW PLANNING APPLICATIONS** None

DRAFT

b	**PLANNING DECISIONS RECEIVED** 24/00727/FUL – 16 Green Lane, Shipston on Stour, CV36 4HG – Permission with Conditions 24/01154/FUL – 44 Hawthorn Way, Shipston on Stour, CV36 4FD – Permission with Conditions 24/01112/TPO – 4 Oldbutt Leys, Oldbutt Road, Shipston on Stour, CV36 4EQ – Consent for arboricultural work 24/00873/ADV – Medical Centre, Badgers Crescent, Shipston on Stour, CV36 4BD – Consent Granted with Conditions 24/00872/FUL – Medical Centre, Badgers Crescent, Shipston on Stour, CV36 4BD – Permissions with Conditions 24/01411/TREE – Silver Birches, London Road, Shipston on Stour, CV36 4EP – Consent with Conditions – This application was queried by Cllr J Dinnie, we objected to this on the grounds of insufficient information, no location plan and no site plan and have not heard back from the planners. This was discussed and realised that an email was received but missed. Apologies were given.
c	**AMENDED PLANNING APPLICATIONS** 24/00303/OUT – Land at Hansen Farm, Webb Road, Shipston on Stour – Additional supporting documents received - Archaeological Assessment - Heritage Assessment - Landscape and Visual Impact Assessment (LVIA) - Phase 1 Geo – Environmental Report – 183825-01A If further observations are to be made on the amendment, these are to be submitted by the 6th August to the Planning Officer. This was discussed briefly, it was suggested contacting the Chair of the Planning Committee, Cllr P Tesh, to see if he has any further comments to add regarding these changes. Debbie Hardiman to action.
d	**PLANNING APPLICATIONS WITHDRAWN** None
e	**PLANNING APPLICATION QUERIES** None
7	**OTHER PLANNING/INFRASTRUCTURE MATTERS**
a	**Chapel View** No response from Orbit regarding the Combined Open Space full specification Plan. SDC have come back saying that there is not a condition to provide a pathway from the Linfoot homes Development to Chapel View Development, pathway between Angelas Meadow and Chapel View has been completed. There is some confusion as to how this will effect the Combined Open Space Specification Plan. Debbie Hardiman will chase this up again and see what it is that will be provided on the Plan.

DRAFT

b	**Oldbutt Green/Crest Nicholson** An email has been received stating that an application of top soil will be added to the crumbling bank and re-seeding the area to make good. This was discussed as being not acceptable. This is with enforcement. Cllr P Tesh had made a comment, regarding this, was sent to Dave Passingham, but not to Crest Nicholson. It was decided to contact Dave Passingham about Cllr Tesh's suggestion and suggest raising this with Crest Nicholson. Debbie Hardiman to action.
c	**Herdwick Gate/Herdwick Fold** Taylor Wimpey have carried out a site visit and works are being planned. Contact has been made with the resident experiencing flooding issues, they have scheduled works to be carried out before October. Residents Association is being set up to cover Herdwick Gate and Herdwick Fold.
d	**Drainage/Sewage Issues** Haymeadow – Cllr C Howarth reported that Cllr I Cooper has found a site map with the problem pipe on and being connected into the road. This has now gone back to the High School to sort out with their Legal team. Progress is being made, albeit it slowly. Darlingscote Road – Works have been carried out here by Severn Trent Water and running water seems to have now stopped. Will keep an eye on this area. The Road is now very damaged, which may cause issue in the winter.
e	**Electric Vehicle Charging** A meeting had been scheduled with Sebastian Burch but has been suggested that it is re-scheduled due to unavailability.
f	**S106 Update** Discussion took place on how to move forward with this, monies have been paid and spreadsheets are ready. A plan needs to be made to use this money. It was discussed that a large amount of the money was for youth and adult pitches and youth and adult open space. It was suggested that perhaps there may be some land to buy to extend pitches at the Sports Club. It was discussed if this was a job for the Finance Working Group, as they have been discussing this already. It was questioned if the Planning Committee could make a recommendation to Full Council to use some of the S106 money for this reason. A decision was made to make a recommendation to Council. ***Recommendation that Council initiates a project to buy land near the sports club for youth and adult pitches and open space, using relevant S106 monies. Proposed by Cllr J Dinnie, seconded by Cllr G Kelly, unanimous – motion carried.***
g	**Neighbourhood Plan** Nothing To Report
h	**South Warwickshire Plan** Cllr J Dinnie has written up his SWOT analysis report onto a powerpoint. He will forward to Debbie Hardiman, to send out to all Councillors along with Maps sent previously.
i	**Reserve Housing Site – Lonestar** Report received from Mr P Sykes via email – has had contact from SDC with regards to his objection, requesting the additional documents referenced (letters from STC and responses from SDC planning staff). These have been provided by himself and SDC Cllr D Passingham. Assurance was given from the Case Officer Louise

DRAFT

	Koelman that these documents will be considered as the planning application 24/00303/OUT is processed.
j	**Cadent G/as Works** New Street closure has not yet happened, due to be started immediately. Signage has been put up to say Old Road is unsuitable for HGVs. Discussion took place as to where HGVs can be turned around. Diversion has been put in place at Chipping Norton and at Tredington. Local traffic using Hansons Avenue, Callaways Road, Furze Hill Road, causing more traffic in this area.
k	**Housing Numbers Update** Nothing to Report
l	**Trees on Hanson Track** Nothing To Report. Question was raised as to whether anyone has been in contact with Worcestershire Council to see if they have ownership of the track. Unknown. Suggested contacting the Chair of Planning Cllr Tesh to see if he has any updates.
m	**DATE OF THE NEXT MEETING** Tuesday 27th August 2024

The meeting closed at 2025 hrs.

Discussion took place after the meeting with regards to a Planning Application that came in after the Agenda had been published and the expiry date falls before the next General Meeting.
24/01674/TREE – The Old Coach House, 21 Telegraph Street, Shipston on Stour, CV36 4DA.

Signed…….

Date…….

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

DRAFT