SHIPSTON ON STOUR TOWN COUNCIL

EXTRAORDINARY 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 13th May 2024**

Those present: Cllrs P Tesh (chair), J Dinnie, G Kelly, SDC Cllr D Passingham and non-Cllr member Mr P Cox

Public: 0 **SDC**: 1 **Clerk:** D Hardiman

1	**TO NOTE APOLOGIES FOR ABSENCE** Cllr C Howarth 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 22nd April 2024. It was decided that these will be approved at the next Planning Committee meeting as this was an extraordinary meeting, next planning meeting is on the 28th May 2024
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**

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24/00976/FUL – 4 Callaways Road, Shipston on Stour, CV36 4HB – Single storey kitchen extension to rear of property to replace existing conservatory.
No Rep – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.

24/00873/ADV – Medical Centre, Badgers Crescent, Shipston on Stour, CV36 4BD – Vinyl wrap to the front of the proposed Medpoint prescription collection machine with operation instructions, name and logo. White LED strip light static, 750 lumens, external sited at the top pf the screen, 1400mm wide x 2100mm high, 100mm deep vinyl wrap.
No Rep – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.

24/00872/FUL – Medical Centre, Badgers Crescent, Shipston on Stour, CV36 4BD – Installation of a Medpoint prescription collection machine to the existing health centre window.
No Rep – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.

24/01005/TREE – 8 Church Street, Shipston on stour, CV36 4AP – T1 and T2 – common spruce – Remove, T3 – alder – Remove, T4 – holly – Reduce canopy by 2 meters.

A discussion took place between the committee, general consensus was that there was insufficient information provided on the application. Would like to see an arboriculturist report and some proper plans and location plans. It was mentioned that this is also in the conservation area and would like to see some recognition of the Council's policy of a two for one replacement of trees that are removed. It was also mentioned that if works were to go ahead, then they would need to be carried out outside of bird nesting times.
Object – proposed by Cllr P Tesh, seconded by Cllr G Kelly, unanimous, motion carried.

24/00407/ADV – National Farmers Union 2 – 3 Sheldon House, Sheep Street, Shipston on Stour, CV36 4AF – 1 sign projecting above shop

A discussion took place about the signs already being in place before planning permission has been obtained. Information in the application seems to have some conflicting information and this needs to be looked at. As the property is within the conservation area it was discussed that the Council would like to be consulted about colour and design, current design is not in keeping with the area.
Object – proposed by Cllr P Tesh, seconded by G Kelly, unanimous, motion carried.

24/00021/FUL – 9 Bailey Road, Shipston on Stour, CV36 4RW – Raised decked area above 0.3m due to sloping garden. The decked area is completely below the base level of the house, however, due to the slope some parts of the decking area are raised above the ground by more than 0.3m.

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	Discussion took place about this application being a post development application, works have been carried out or started before planning permission has been obtained. It was felt that this property overlooks numerous properties and affects the privacy of neighbours. The seating area easily overlooks. Concerns were also raised about run-off from the decking causing drainage issues for adjacent properties. ***Object – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.*** 24/00939/LDP – 4 Carter Close, Shipston on Stour, CV36 4GW – Laying of footpath and hard standing for bins in enclosed rear garden. ***No Rep – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.*** 24/00727/FUL – 16 Green Lane, Shipston on Stour, CV36 4HG – Single storey kitchen extension. Ground floor size 4m x 4.7m. Discussion took place as to where the extension is, plans are not very clear. Would like to see an entire site plan and an overall floor plan to see the plans in context. It was decided to object due to insufficient information and no climate change statement. ***Object – proposed by Cllr P Tesh, seconded by Cllr G Kelly, unanimous, motion carried.*** 24/00483/FUL – 29 Parsons Close, Shipston on Stour, CV36 4JS – Re-tarmac current drive – Plans have been changed to account for drainage. SDC have asked if we still raise the same objections. A discussion took place about the original application, not having sufficient drainage. Amended plans show changes to this and committee felt it now sufficient and are now able to withdraw the original comment made and provide a no objection. ***No Objection and withdraw original objection, proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.***
n	**DATE OF THE NEXT MEETING** Tuesday 28th May 2024

The meeting closed at 1840 hrs.

Signed…….

Date…….

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

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