



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 27th October 2025

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

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

1	TO NOTE APOLOGIES FOR ABSENCE Cllrs C Howarth and V Benjamin-Smith SDC Cllrs D Passingham and O Hatch
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 22 nd September 2025 <u>Proposed by Cllr P Tesh, seconded by Cllr J Williams, 1 abstention due to absence, 2 for motion carried.</u>
5	OPEN FORUM Resident attended to report back on the public meeting that took place in October – expressed thanks to all support given by Cllrs. Has received very good feedback. Reporters from Stratford Herald and the Observer were in attendance and articles were written.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 25/02541/DDT - Redwood Park Open Space, London Road, Shipston on Stour – T1 horse chestnut – Re-pollard to old unions (Large limb fracture from crown break

	point, on western side of tree. Decay present, therefore risk of adjacent limbs failing needs to be addressed by reduction, to reduce weight in the crown). Dangerous Tree Notification for information only, no comments required.
b	PLANNING DECISIONS RECEIVED 25/01786/FUL – 72 Hanson Avenue, Shipston on Stour, CV36 4HS – Permission with Conditions 25/01819/FUL - 16 Gerrards Road, Shipston on Stour, CV36 4HH – Permission with Conditions 24/02463/FUL - Shipston Enterprise Centre, Pittway Avenue, Shipston on Stour, CV36 4DQ – Permission with Conditions 25/01409/LBC - 24 Church Street, Shipston on Stour, CV36 4AP – Consent Granted with Conditions 25/01908/VARY - 16 Green Lane, Shipston on Stour, CV36 4HG – Permission with Conditions
c	AMENDED PLANNING APPLICATIONS 25/02098/FUL - 15 Husbandmans Close, Shipston on Stour, CV36 4QJ – Proposed two storey and single storey extensions to form additional living accommodation – Amended red line plan requested to correctly identify the residential curtilage of the property. <u>Withdraw Objection, proposed by Cllr P Tesh, seconded by Cllr G Kelly, motion carried unanimously</u>
d	MAJOR PLANNING APPLICATIONS Applications already commented on: 25/01521/OUT - Land North of Tilemans Lane 25/01810/OUT - Land North of Tilemans Lane 25/01863/OUT - Land off Shoulderway Lane 25/01843/OUT - Land South of Darlingscote Road Applications to come: Fell Mill Lane Hanson Avenue Committee discussed all the current applications and applications that are due to come in. STC have objected to all applications, and will be objecting to future applications Cllr P Tesh reported that SDC Cllr O Hatch is trying to arrange a meeting with SDC planning officers
e	PLANNING APPLICATIONS WITHDRAWN None
f	PLANNING APPLICATION QUERIES None
g	PLANNING APPLICATION APPEALS None
7	OTHER PLANNING/INFRASTRUCTURE MATTERS

a	Chapel View Nothing to report
b	Oldbutt Green/Crest Nicholson Nothing to report
c	Herdwick Gate/ Herdwick Fold Nothing to report
d	Drainage/Sewage Issues Nothing to report
e	Electric Vehicle Charging Nothing to report – Cllr C Howarth is looking into this.
f	<p>Neighbourhood Plan</p> <p>Cllr P Tesh reported that he has had 3 volunteers so far to develop the new plan – is in the process of arranging a meeting with them and invited other committee members along. Is starting to think about professional advice. Will be repeating the advert in the Shipston Forum to encourage more volunteers.</p> <p>Cllr J Williams reported that he has been looking into using AI to help develop the new plan – believes it could speed up the process of developing the new Neighbourhood Plan for a small monthly cost. Raw data will have to be collected first. But AI can be used to generate questionnaires etc.</p> <p>Cllr P Tesh asked if we have any data left from the previous NHP and from the Housing Needs Survey – D Hardiman to look in the files.</p> <p>Cllr P Tesh also asked who the Neighbourhood Plan Officer from SDC is – believed to be Lydia Caldicott – D Hardiman to find out and report back to Cllr P Tesh.</p> <p>A recommendation needs to be made to Full Council to go ahead with the New Neighbourhood Plan.</p> <p>Action</p> <ul style="list-style-type: none"> - D Hardiman to look in the Office records for any previous Neighbourhood Plan and Housing Needs Survey data that may be stored. - D Hardiman to find out who the Neighbourhood Plan Officer is at SDC and let Cllr P Tesh know - Cllr P Tesh to put a Recommendation forward to Full Council on the 10th November.
g	<p>South Warwickshire Local Plan</p> <p>Mr P Sykes reported that the next stage in the SWLP is stage 19 – which is the last look at the plan before it is reformatted and passed to the examining officer – should be before the end of the year. There should be another round of consultation once this has been done.</p>
h	Reserve Housing Site Nothing to Report
i	<p>Consequent Local Projects</p> <p>Mr P Sykes and Mr J Dinnie had a meeting and now have information – will get this drafted out.</p>
j	<p>DATE OF THE NEXT MEETING</p> <p>Monday 24th November 2025</p>

The meeting closed at 2015 hrs.

Signed.....

Date.....

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