



SHIPSTON-ON-STOUR TOWN COUNCIL

AGENDA

Extraordinary Planning Committee Meeting

Council Offices: New Clark House, West Street, Shipston-on-Stour,
Warwickshire CV36 4HD **Telephone:** 01608 662180

E-mail: clerk@shipstononline.org

To: Cllrs P. Tesh (Chair), P. Cox, J Dinnie, V. Murphy, M. Westwood, G. Kelly and **non-councillor members:** Mr P. Sykes; Mr P. Wragg of Shipston Town Council Planning Committee

You are hereby summoned on behalf of the Chairman to attend an extraordinary meeting of the Planning Committee of the above named Council, to be held via video conferencing on **Thursday 22nd April at 7.00 pm.**

For the health and well-being of our community, as a result of the COVID-19 crisis, Shipston Town Council meetings will be held remotely until further notice, under "The Local Authorities (Coronavirus) Flexibility of Local Authority Meeting (England) Regulations 2020". Shipston Town Council will be using the 'Zoom' platform to facilitate the holding of meetings, which will be recorded using the Zoom software. Access to meeting via www.zoom.us, **Meeting ID; 826 0582 4569 Passcode: 415292**

The business to be transacted at the meeting is as follows:

AGENDA FOR A PLANNING COMMITTEE MEETING OF SHIPSTON-ON-STOUR TOWN COUNCIL

- 1 **TO RECEIVE AND 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)
- 3 **TO NOTE DISPENSATIONS RECEIVED BY THE CLERK**
- 4 **MINUTES** - To approve minutes of Planning Committee meetings held on 22nd and 29th March 2021
- 5 **PLANNING MATTERS** – all planning applications can be viewed at: <https://apps.stratford.gov.uk/eplanning/>

[To include all items listed for 12th April Planning Committee meeting which was cancelled due to the mourning period for His Royal Highness The Prince Philip, Duke of Edinburgh]

NEW PLANNING APPLICATIONS

- **21/00075/FUL – 7 Angelas Meadow** – Single storey extension off the back of the kitchen at the rear of the house
[Holding objection placed by Town Clerk due to 14th April deadline]
- **21/00722/FUL – 43 Queens Avenue** – Raise roof from original application (20/00952/FUL) by 234mm
[Holding objection placed by Town Clerk due to 19th April deadline]
- **21/00721/LDE – 105 Railway Crescent** – two storey residential dwelling located within Shipston-upon-stour, built approximately 20 years ago. The proposals include a number of internal alterations and the conversion of the loft space into 2 extra rooms and a bathroom. Consequent to these alterations, a new dormer window is proposed to the rear of the property, along with 3x new 'velux' type rooflights. to the rear elevation of the building an existing irregularly placed window will be infilled with reclaimed bricks, and 2 new windows will be inserted. There are no overlooking issues with the property being situated some distance from facing buildings
[Holding objection placed by Town Clerk due to 20th April deadline]
- **21/00773/FUL – 29 Telegraph Street** – Demolish the existing rear lean to kitchen and replace with a 3 storey extension, to accommodate a kitchen/diner and wetroom/utility on the ground floor and additional bedroom space with new bathrooms on the first and second floors
[Holding objection placed by Town Clerk due to 20th April deadline]
- **21/00974/LDE – 39 New Street** - Conversion of building from one dwelling into three dwellings (confirmation that the development has commenced in accordance with Condition 1 of planning permission 16/03313/FUL).
- **21/01030/TREE – York House, 14a Church Street** – T1 - silver birch – Fell
- **21/00542/FUL – Silver Birches, London Rd** – Removal of wooden picket fence and wooden pedestrian gate at the front (road-facing) boundary of the house and to replace them with a fence and gate of the same style and dimensions.

- **21/00716/FUL – Land on Campden Rd** - Proposed new traffic light controlled junction to replace previously approved roundabout to serve the housing developments to the north and south of Campden Road
- **21/00004/FUL – Ellen Badger Hospital** - Erection of a Replacement Hospital (Including Well-Being Centre), Medical Centre, Cafe and Associated Infrastructure (including car parking and community garden) following demolition of the existing hospital and dwelling

PLANNING APPEALS – None

PLANNING VARIATIONS/AMENDMENTS

- **21/00331/VARY – 28 Manor Lane** - Variation of condition no. 2 (Approved drawings) of planning permission 18/02999/FUL (Proposed single storey rear extension and first floor side extension). VARY would amend the design of the roof on the approved side extension from two gables to a hipped roof (Received 30/03/21, consultation end date 30/03/21).
For information only - Correspondence from Planning Officer confirms amendment sent out for clarity – no changes to amended proposal.

PLANNING DECISIONS FOR NOTING

- **20/00343/FUL – Land North of Campden Rd** - Residential development of 65 affordable units (35 social rent and 30 shared ownership) plus associated access, parking, landscaping and associated infrastructure – **PERMISSION WITH CONDITIONS**
- **21/00338/LBC – 16 Church St** - Replacement of stone slate roof to east elevation, including new gutters and downpipes. **CONSENT WITH CONDITIONS**
- **21/00196/FUL – 35 Bosley Close** - Replace single storey side extension and rear conservatory with two storey side extension and rear single storey extension. **PERMISSION WITH CONDITIONS**

OTHER PLANNING/INFRASTRUCTURE MATTERS

- **Housing Needs Survey** – Minor amendments to ARC 4's final draft of survey, plus wording on postal envelope
- **20/02912/VARY – Supplemental Deed of Agreement to S106 for 17/02741/FUL - Land at Ridgeway, London Rd.**
Subsequent to planning meeting on 22nd March where agreement was made to sign, amendments have been made by County Council solicitor - revised draft received from Ladders for consideration..
- **13/02360/OUT – Land off London Rd (Chapel View) – S106 Financial Contribution Agreement** - contribution of £16,105.40 for 'Offsite Open Space Contribution to be paid towards providing or enhancing off site youth and adult pitch facilities within Shipston'
- **13/02571/OUT – Land at Campden Rd (South of Campden Road/West of Oldbutt Rd) – S106 Financial Contribution Agreement** – contribution of £20,4050.58 for "Off Site Open Space Contribution to be paid towards the enhancement and upgrading of existing recreation facilities for children and adults outside the Site but within the town of Shipston on Stour which might reasonably be used by the residents of the Development."
- **14/00318/OUT – Land North of Campden Road S106 Financial Contribution Agreement** – contribution of £42,694.23 "towards the offsite provision and/or improvement of offsite space comprising youth and adult facilities which might reasonably be used by the residents of the dwellings in Shipston on Stour"
- **Crest Nicholson site, Campden Rd (adjacent to Oldbutt Rd)** – boundary landscaping and fencing.
Update following site meeting.
- **Scheme of Delegation to Town Clerk** – to consider making a recommendation to full council that planning responses can be delegated to the Town Clerk in emergencies when meetings cannot be convened. The intention being to enable representation to be made as consultee and so meet statutory deadlines.
- **Annual Town Meeting** – Details for presentation to include 2019/20 & 2020/21

Date of next scheduled meeting of the Planning Committee – 7pm Monday 24th May 2021

DATED THIS 17th APRIL 2021



Alison Packer – Town Clerk, Shipston Town Council