



SHIPSTON ON STOUR TOWN COUNCIL
PLANNING COMMITTEE MEETING
AGENDA

New Clark House, West Street, Shipston-on-Stour, CV36 4HD
01608 662180 email: clerk@shipstontowncouncil.org

To: Cllrs: P. Tesh (Chair), G. Kelly, C Howarth, J Williams and V Benjamin-Smith and non-councillor member: Mr P. Sykes **of Shipston Town Council Planning Committee.**

You are hereby summoned to attend a **meeting** of the Planning Committee of the above-named Council, to be held at Council Chambers, New Clark House on Monday 22nd September 2025 **at 7pm.**

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

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.
3	TO NOTE DISPENSATIONS RECEIVED BY THE CLERK
4	MINUTES OF THE LAST PLANNING COMMITTEE MEETING To approve minutes of the meeting held on Tuesday 26 th August 2025
5	OPEN FORUM (15 minutes duration) Parishioners of Shipston are invited to address the Committee on any relevant matter for a maximum of 3 minutes.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 25/02182/DDT - Redwood Park Open Space, London Road, Shipston on Stour – T1 horse chestnut: removal of partly failed limb, pruning back to source. For information only, no comments required 25/01918/FUL - 14 Greenfields Close, Shipston on Stour, CV36 4HA – Remove existing flat roof over garage and porch, raise by three courses of bricks and build new insulated flat roof. Timber clad redundant bay window to use as shed.

	<p>25/01863/OUT - Land Off, Shoulderway Lane, Shipston on Stour – Outline planning application for the erection of up to 120 dwellings (including affordable housing), with public open space, a sustainable drainage system (SuDS) and a vehicular access point. All matters to be reserved, except for means of access.</p> <p>25/01908/VARY - 16 Green Lane, Shipston on Stour, CV36 4HG – Variation of condition 2 (Plans) of 24/00727/FUL dated 03 July 2024 to change the approved drawing Dining Room Extension dated 01/10/23 to Dining Room Extension dated 12/05/25.Changes to include alterations to the extension size, glazing and roof design. Original description of development: Single storey kitchen extension. Ground floor size 4m x 4.7m</p> <p>25/02098/FUL - 15 Husbandmans Close, Shipston on Stour, CV36 4QJ – Proposed two storey and single storey extensions to form additional living accommodation.</p> <p>25/01843/OUT - Land South of Darlingscote Road, Shipston on Stour – Outline Planning Application, with all matters reserved except access, for up to 90 residential dwellings, public open space, landscaping, sustainable drainage and all associated works.</p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>24/00154/FUL – Shipston Business Village, Tilemans Lane, Shipston on Stour, CV36 4FF – Permission with conditions</p> <p>23/03099/PSID – Shipston High School, Darlingscote Road, Shipston on Stour, CV36 4DY – Permission with conditions</p> <p>25/01456/FUL - 23 Norgren Crescent, Shipston on Stour, CV36 4BF – Permission with conditions</p> <p>25/01547/FUL - 12 Stratford Road, Shipston on Stour, CV36 4AU – Permission with Conditions</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>25/01153/OUT – Springfield Farm Rise, Bosely Close, Shipston on Stour, CV36 4QA - Updated BNG metric and letter.</p> <p>626343-1a - Response to Local Highway Authority</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>None</p>
e	<p>PLANNING APPLICATION QUERIES</p> <p>25/01153/OUT - Springfield Farm Rise, Bosley Close, Shipston on Stour, CV36 4QA – email received from Case Officer Alison Young – circulated to Committee prior to meeting – Would like committee to be aware of policy considerations and changes since application was first submitted – For Discussion</p>
f	<p>PLANNING APPLICATION APPEALS</p> <p>24/00528/FUL - Unit 2 and 2A Tilemans Lane Industrial Estate Shipston on Stour CV36 4PR – Appeal Reference - APP/J3720/W/25/3361840 - Appeal Allowed</p>
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	Chapel View

b	Oldbutt Green/Crest Nicholson
c	Herdwick Gate/Herdwick Fold
d	Drainage/Sewage issues
e	Electric Vehicle Charging
f	Neighbourhood Plan
g	South Warwickshire Plan
h	Reserve Housing Site – Lonestar
i	Consequent Local Projects
j	DATE OF NEXT MEETING Monday 27 th October 2025

D. Hardiman

Debbie Hardiman
Deputy Clerk

17/09/2025