



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 25th September 2023.**

Those present: Cllrs P Tesh (Chair), J Dinnie and B Cooper and C Howarth and Non-Cllr Mr P Cox.

Public: 0 **SDC:** 1 **Clerk:** H Morgan

1	TO NOTE APOLOGIES FOR ABSENCE Cllrs G Kelly and R Walters, SDC Cllr O Hatch, Mr P Sykes and Mr P Wragg.
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 Extraordinary meeting held 14 th August 2023. <u>Proposed by Cllr Tesh, seconded by Cllr Cooper, 3 for, 1 abstention, motion carried.</u> To approve minutes of the meeting held on 29 th August 2023. <u>Proposed by Cllr Tesh, seconded by Cllr Dinnie, 2 for, 2 abstentions, motion carried.</u>
5	OPEN FORUM No public presence.

6	<p>PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/</p>
a	<p>NEW PLANNING APPLICATIONS</p> <p>23/02261/FUL – The Old Red Lion, Church Street Remove paint and repair brickwork to all elevations. <u>Support the application - proposed by Cllr Tesh, seconded by Cllr Cooper, motion carried unanimously.</u></p> <p>Comment: The historical pictures of the building, included in the Heritage Statement, clearly show the red brickwork frontages. By removing the white masonry paint, applied circa 1950, and using lime-based mortar for the required repointing, both the building and street scene will be restored to their original appearance.</p> <p>Update from those deferred last month:</p> <p>23/02174/TREE – 48 Sheep Street T1 yew – approx. 7 metres in height, reduce height and spread by approx. 30 cm. No rep comment submitted on to the portal following Clerk’s discussion with Cllr Tesh (Chair) following the meeting as non-contentious.</p> <p>23/02146/TEL28 – Berry Close Installation of 1 pole near 6 Berry Close. Portal does not allow for comments re poles.</p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>23/02174/TREE – 48 Sheep Street – consent with conditions. 27/01731/LBC – 27 Sheep Street – consent with conditions. 23/00713/FUL – 18 Hay Meadow – permission with conditions. 23/01578/FUL – 7 Greenfields Close – permission with conditions. 22/02106/FUL – Land Between 50/52 Stratford Road – permission with conditions. 23/01862/FUL – 6 Farm Close – permission with conditions. 23/01934/FUL – 8 Berry Avenue – permission with conditions.</p>
c	<p>AMMENDED PLANNING APPLICATIONS</p> <p>23/01020/FUL – Harmony Cottage, 24 Station Road First floor extension to end terrace dwelling over drive access to rear garden and single storey extension to rear. <u>Position unchanged (objection) – proposed by Cllr Tesh, seconded by Cllr Dinnie, motion carried unanimously.</u></p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>None.</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>

a	<p>Housing Needs Survey</p> <p>Arc4 are revising the report now that they have all of the Census details. Funding to be checked.</p>
b	<p>Chapel View - play area, lighting, footpath link to Ridgeway</p> <p>Play area – many email exchanges, play equipment proposal forthcoming. Lighting – nothing to report. Footpath – link levels still at varying heights, Orbit and Linfoot McClean maintain their position that they have adhered to the plans. Query re the attenuation tank. Cllr Passingham to raise with the planning authority.</p>
c	<p>Oldbutt Green/Crest Nicholson – gate, play area, water run off</p> <p>Gate and play area – all in hand and being monitored by Crest Nicholson i.e. reseeding of bank and play area and the boundary hedge. Street light issues being followed up. Water run off – SAFAG dealing, land owner in full support.</p>
d	<p>Herdwick Gate/Herdwick Fold – proposed path for those with disabilities, water run-off.</p> <p>Path proposals still with SDC – hopefully hear back in October.. Trees being reviewed as part of a comprehensive landscape audit (Taylor Wimpey) along with land around the attenuation pond and the green belt area that conjoins with the Cala estate. Quagmire to be addressed, Nason Way drainage to be looked at, street signs to be put up. Requests made for low level path lighting for evening – not included in plans (dark sly policy) and not within STC's remit.</p>
e	<p>Drainage issues</p> <p>Queens Avenue play area work completed – grounds repaired and re-asphalted. Campden Road – leak repaired, sample taken to determine whether supply, waste of spring water.</p>
f	<p>The Hub – cycle/footpath link from new estates to The Hub/High School.</p> <p>The logical area of land for a link is owned by Stone Water Housing Association, not Taylor Wimpey. The re-installed fence following the unofficial 'cut through' has not been successful and residents are experiencing ASB.</p>
g	<p>Electric Vehicle Charging</p> <p>Clerk to respond to recent survey re suggestions for locations i.e. all car parks, The Sports Club and The Hub.</p>

h	<p>S106 Update</p> <p>Query re the provision of bus shelters by Orbit on the London Road (Chapel View development – section 278). Should there also be bus shelters on the Campden Road as part of the new developments? Cllr Passingham to raise with the planning authority.</p>
	<p>DATE OF THE NEXT MEETING</p> <p>Monday 23rd October 2023.</p>

The meeting closed at 2045 hrs.

Signed.....

Date.....

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