



# SHIPSTON-ON-STOUR TOWN COUNCIL

## PLANNING COMMITTEE MEETING

### MINUTES

**Council Offices:** New Clark House, West Street, Shipston-on-Stour, CV36 4HD  
01608 662180 email: [clerk@shipstononline.org](mailto:clerk@shipstononline.org)

Minutes of a **meeting** of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 22 August 2022.**

**Those present:** Cllrs P. Tesh (Chair), P. Cox and M. Westwood

**Deputy Clerk:** J. Teteris

1	<b>TO NOTE APOLOGIES FOR ABSENCE</b> Cllr G. Kelly, Cllr J. Dinnie, Mr P. Sykes
2	<b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST</b> 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	<b>TO NOTE DISPENSATIONS RECEIVED BY THE CLERK/DEPUTY CLERK</b> NONE
4	<b>MINUTES</b> – to approve minutes of the: Planning Committee Meeting held on 25 July 2022 Extraordinary Planning Committee Meeting held on 17 August 2022  Proposed by Cllr Tesh, seconded by Cllr Westwood. Approved unanimously.
5	<b>PLANNING MATTERS – all planning applications can be viewed at:</b> <a href="https://apps.stratford.gov.uk/eplanning/">https://apps.stratford.gov.uk/eplanning/</a>
a	<b>NEW PLANNING APPLICATIONS</b>  <b>22/02324/TEL28</b> Whaddon Farm Darlingscote Road CV36 4JA Proposed removal and replacement of 3no antennas for proposed 3no antennas on existing supporting poles with ancillary development thereto <b>No representation</b> – proposed by Cllr Westwood, seconded by Cllr Tesh. Motion carried unanimously.  <b>22/02336/FUL and 22/02337 LBC</b> 44 Sheep Street CV36 4AE Proposed re-build of existing chimney to straighten

**No representation** – proposed by Cllr Tesh, seconded by Cllr Westwood. Motion carried unanimously.

**22/02106/FUL**

50 Stratford Road CV36 4BA

Erection of 2no. x 3 bed roomed semi-detached houses and associated works.

**Objection** (issue of access to the site from River Way is of concern, given that it is over a section of privately-owned, unadopted road) – proposed by Cllr Tesh, seconded by Cllr Cox. Motion carried unanimously.

**22/02149/TREE**

2 Church Street CV36 4AP

T1 - rowan - Reduce by 0.5metres from 4metres height and 5metres spread, and deadwood.

T2 - yew - Reduce by 0.5metres from 4.5metres height and 2metres spread

**No representation** – proposed by Cllr Tesh, seconded by Cllr Cox. Motion carried unanimously.

**22/02148/TREE**

The Manor House Sheep Street CV36 4AF

T1 - yew - Dead wood removal and shape canopy 0.2/0.5metre canopy reduction  
T2 - western red cedar - Dead wood removal shape canopy bringing sides in by 0.2/0.5metre

T3 - lime - Dead wood and removal of basal epicormic growth

T4 - mulberry - Crown raise where needed to 2metres from ground

T5 - laurel - Crown raise where needed to 2metres from ground and dead wood removal

**No representation** – proposed by Cllr Westwood, seconded by Cllr Cox. Motion carried unanimously.

**22/02183/FUL**

8 Springhill Close CV36 4PU

Single storey rear garden room extension

**No representation** (*nb. comment: disappointed that a living roof has not been included in the application*) – proposed by Cllr Cox, seconded by Cllr Tesh. Motion carried unanimously.

**22/02377/FUL**

3 Bosley Close CV36 4QA

Proposed first floor side extension and carport

**No representation** – proposed by Cllr Tesh, seconded by Cllr Westwood. Motion carried unanimously.

**22/02423/TREE**

The Old Barn London Road CV36 4EP

T1 - maple - Reduce limbs back from the property by 1.5/2metres

T2 - scots pine - Reduce limbs back from the property by 1.5/2metres, reduce height by 2metres

T3 - conifer - Reduce back to boundary line by 0.5metres

**No representation** – proposed by Cllr Tesh, seconded by Cllr Cox. Motion carried unanimously.

b	<p><b>AMENDED PLANNING APPLICATIONS</b> NONE</p>
c	<p><b>PLANNING DECISIONS RECEIVED</b>  <b>21/02875/FUL</b>  Former IMI Norgren Site, Campden Road, Shipston-on-Stour  Permission with conditions.  Note: disappointment that field access is still included in the plans. STC will monitor the situation.</p> <p><b>22/01344/FUL</b>  18 Furze Hill Road, CV36 4ET  Permission with conditions</p>
d	<p><b>PLANNING APPLICATIONS WITHDRAWN</b> NONE</p>
6	<p><b>HOUSING NEEDS SURVEY</b> Noted that first 2021 census results are being published.</p>
7	<p><i>A representative from Orbit attended the meeting to discuss items 7a and 7e.</i></p>
a	<p><b>The Ridgeway</b> – gate design and location, fencing arrangements at the entrance to Riverside land owned by STC (Cornmill Meadows) and link to Orbit’s development (Chapel View).</p> <p>Orbit representative stated that existing footpath would not be re-routed and that it would be logistically awkward as well as use up a considerable proportion of the budget allocation. This does not tie in with STC’s wishes to create a fully accessible circular footpath around Shipston, with a linkage between all the new developments. It is unlikely that Orbit’s footpath contribution to WCC (around £6430) could be used. No play area planned for Chapel View as it is an open space.</p>
b	<p><b>Taylor Wimpey Site</b> – turning head issues No update</p>
c	<p><b>Crest Nicholson/Oldbult Road Development</b> – maintenance, fencing and gate issues</p> <p>STC monitoring whether Crest Nicholson will put in the gate. STC will replant hedge. Maintenance to be undertaken by L2M.  Cllr Dinnie will investigate issue of the culvert and whether SAFAG intervention is required.  Clarification re. John Careford, who is Head of Development at SDC.</p>

d	<p><b>EV Charging Points</b>  Agreed that they will be located in Telegraph Street. Money has been allocated and Cllr Barker to follow up.</p>
e	<p><b>Angelas Meadow – Chapel View S106 agreement (play equipment)</b>  Orbit representative stated that much of the delay can be attributed to Covid, which hit soon after the initial designs were submitted. In addition, miscommunications between the planning officer and Orbit, with STC's comments not being forwarded.  Whilst Orbit representative admitted that the designs should have been agreed and included in the S106, the design of the play area/equipment will now be resubmitted to the planners, and a maintenance strategy for the soft landscaping will be set up in line with the work already being undertaken by the maintenance company. There are a number of elements in the S106 that need to be adhered to, including the POS (public open space) maintenance strategy. Also noted that whilst SDC is happy with the plans, approval is continuously delayed and, as a result, costs (for Orbit) could spiral out of control.  Also noted that Orbit will not be putting up bus shelters. Under the S106 agreement a total of around £35k has already been paid to WCC towards Shipston Gateway, bus stops etc, but a total of around £297k has been paid towards libraries, education, police, public open spaces.  STC has been told to expect around 5% of total contributions.    Agreed that Orbit would continue to keep STC updated and that the latest designs would be forwarded to the Deputy Clerk following the meeting.</p>
f	<p><b>Twenty mph scheme &amp; Active Travel</b>  Ongoing. Waiting for follow up from Alison Kennedy (Senior Transport Planner, SDC).</p>
g	<p><b>Oldbutt Road / Campden Road – ditch and flooding</b>  Cllr Cox and Cllr Dinnie have had an online meeting with Severn Trent who have agreed to repair the footpath in Queen's Avenue.</p>
h	<p><b>Planting of trees – location/landownership</b>  Ongoing due to login/registration issues with Land Registry.</p>
i	<p><b>Housing number and response to the Preferred Options Site Allocation Plan</b>  No further discussion required as figures have been presented and responses sent.</p>
j	<p><b>52 Hawthorn Way – tree replacement</b>  Confirmed that the trees are on council land. Cllr Kelly's understanding that the householder will cover the cost of felling. However, it was agreed that independent verification is required as to whether trees are actually causing a problem.</p>

	<b>Action</b> – Deputy Clerk to obtain 3 estimates from qualified arboriculturists, who could assess the trees from an impact point of view.
k	<b>Accident outside Tesco, Church Street</b> A temporary patch has been applied to the sunken drain cover.
l	<b>Furze Hill Rd meadow</b> – events on 17 August 2022 No longer relevant, as speculation on social media removed.
m	<b>Telegraph poles</b> Situation re siting of telegraph poles on verges (allowed under permitted development) to be monitored.
5	<b>DATE OF THE NEXT MEETING</b> – Monday 26 September 2022 at 7pm
	<p>Signed.....</p> <p>Date.....</p> <p>Cllr P. Tesh (Chair), Shipston Town Council Planning Committee</p>