



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

Minutes of a **meeting** of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 24 October 2022.**

Those present: Cllrs P. Tesh (Chair), G. Kelly, J. Dinnie and M. Westwood
Deputy Clerk: J. Teteris

1	TO NOTE APOLOGIES FOR ABSENCE Cllr P. Cox, Mr P. Sykes
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/DEPUTY CLERK NONE
4	MINUTES – to approve minutes of the: Planning Committee Meeting held on 22 August 2022 Proposed by Cllr Westwood, seconded by Cllr Tesh. Two in favour, two abstentions.
5	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS
b	AMENDED PLANNING APPLICATIONS 22/01143/FUL No representation now that proposed materials have been changed and plans amended. Deputy Clerk to notify case officer via e-mail. 22/02074/FUL Deputy Clerk to notify case officer via e-mail re. additional concerns in light of subsequent comments/objections made by local residents. STC requires confirmation from planning officer that land actually belongs to the homeowner/applicant.

C

PLANNING DECISIONS RECEIVED

22/01054/FUL Wil Haven, Darlingscote Rd

Improvement to gated entrance
Permission with conditions

22/01076/FUL 1 Bosley Close

Change of use of amenity land to residential and proposed single storey rear and side extension
Permission with conditions

22/01488/VARY 19 Berry Avenue

Variation of Condition No.2 of planning permission reference 21/01241/FUL dated 06th July 2021 to change the external material of the rear extension from timber cladding to render. Original description of development: Proposed first floor rear extension and insertion of 1no. window to the first floor side elevation.
Permission

22/01499/FUL 1 Hornsby Close

Replace wooden double glazed kitchen window with wooden double glazed French doors. This will involve removing the Cotswold stones underneath the window to accommodate the door frame.
Permission with conditions

22/01979/FUL 110 Hanson Avenue

Proposed rear single storey extension and side first floor extension to form additional living accommodation.
Permission with conditions

22/02148/TREE The Manor House, Sheep Street

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
Consent with conditions

22/02149/TREE 2 Church Street

T1 - cotoneaster (noted as 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
Consent with conditions

22/02174/FUL 42 Sheep Street

Straightening of existing chimney
Permission with conditions

22/02175/LBC 42 Sheep Street

Straightening of existing chimney
Consent granted with conditions

22/02183/FUL 8 Springhill Close

Single storey rear garden extension
Permission with conditions

22/02336/FUL 44 Sheep Street

Proposed re-build of existing chimney to straighten
Permission with conditions

	<p>22/02337/LBC 44 Sheep Street Proposed re-build of existing chimney to straighten Consent granted with conditions</p> <p>22/02423/TREE The Old Barn, London Road 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 Consent with conditions</p> <p>22/01616/LBC 16 Sheep Street Emergency repair to façade Consent granted with conditions</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN 22/02377/FUL 3 Bosley Close Proposed first floor side extension and carport</p>
6	<p>HOUSING NEEDS SURVEY No additional information at more than District level is anticipated before the end of the year.</p>
7a	<p>The Ridgeway – 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>A crushed stone finish rather than grasscrete has been agreed with Claire Linfoot.</p> <p><u>Recommendation – to accept Claire Linfoot’s proposal for type-one sub-base overlaying geotextile matting, to provide vehicle access to the entrance.</u></p> <p>Proposed by Cllr Dinnie, seconded by Cllr Westood. Carried unanimously. Action: Cllr Tesh</p> <p>Boundary fence needs repairs, to prevent Jonathan Hince’s sheep from escaping. Agreed that this should be considered at full Council meeting, and if Cllr Dinnie can obtain costings in time will be included as a proposal for full Council meeting on 14.11.22. Action: Cllr Dinnie</p>
b	<p>Taylor Wimpey Site – turning head issues No update</p>
c	<p>Crest Nicholson/Oldbutt Road Development – maintenance, fencing and gate issues The gate is about to be installed. Dave Passingham from the Woodland Trust will provide whips for Lawns to Mow to plant.</p>
d	<p>EV Charging Points</p>

	<p>Agreed that Telegraph Street carpark would be the ideal location, specifically in the area where the wall has collapsed. Subsequently, information has come to light that the wall is listed and has been raised with the District Council a few years ago.</p> <p>Action: Deputy Clerk to follow up with Cllr Harvey & SDC planning dept</p> <p>Matter of alleyway ownership need to be determined, in respect to condition and absence of lighting. Action: Cllr Dinnie to make enquiries</p>
e	<p>Angelas Meadow – Chapel View S106 agreement (play equipment) Cllr Dinnie has drafted a letter to Tim Linnell at Orbit regarding dissatisfaction with Orbit’s proposed plans for play equipment.</p>
f	<p>Twenty mph scheme & Active Travel Alison Kennedy (Senior Transport Planner, SDC) is making progress with county-wide developments and is looking for sources of funding.</p>
g	<p>Oldbutt Road / Campden Road – ditch and flooding Severn Trent has a Whatsapp group for reporting issues.</p>
h	<p>Planting of trees – location/landownership On hold at present.</p>
i	<p>52 Hawthorn Way – tree replacement Deputy Clerk to contact Treotech Arboricultural Services to find out if they could provide an independent survey regarding the impact of the trees on the property in question. <i>Subsequently, Treotech has advised that a structural survey would be more appropriate.</i></p>
j	<p>Sports Club – boundary between playing field and Council land. It was agreed that the matter should be discussed by the full Council, given that the land is owned by STC.</p>
k	<p>Gateway signs – recommendation to Council <u>Recommendation for Council to approve expenditure on seven Gateway/Welcome signs in line with Warwickshire County Council Highways agreed reduced figure of £5000.</u> Proposed by Cllr Dinnie, seconded by Cllr Kelly. Carried unanimously.</p>
8	<p>DATE OF THE NEXT MEETING – Monday 28 November 2022 at 7pm</p>
	<p>Signed.....</p> <p>Date.....</p> <p>Cllr P. Tesh (Chair), Shipston Town Council Planning Committee</p>