



SHIPSTON-ON-STOUR TOWN COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

Council Offices: New Clark House, West Street, Shipston-on-Stour, CV36 4HD
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MINUTES OF A MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD AT NEW CLARK HOUSE ON MONDAY 25TH OCTOBER 2021

Those Present: Cllrs P Tesh (Chair), M Westwood, V Murphy, J Dinnie and P Cox.

Public: 0, **SDC/WDC:** 0, **Clerk:** H Morgan

Introduction : Cllr Tesh (Chair) welcomed all to a Planning Committee Meeting of Shipston Town Council.

- 1 **TO NOTE APOLOGIES FOR ABSENCE** – Cllr G Kelly, Mr P Sykes
- 2 **DECLARATIONS OF DISPOSABLE PECUNIARY INTEREST** (Councillors are reminded that, unless that 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 this 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 DIEPENSATIONS RECEIVED BY THE CLERK** – none.
- 4 **MINUTES** – to approve minutes of the Planning Committee Minutes held on 27th September 2021.
Proposed by Cllr Murphy, seconded by Cllr Westwood, motion carried unanimously.
- 5 **PLANNING MATTERS** – all planning applications can be views at:
<https://apps.stratford.gov.uk/eplanning/>

NEW PLANNING APPLICATIONS

21/03001/FUL Stour Court, Old Road

Change of use of grass verge to provide additional parking spaces, including engineering operations and resurfacing works.

Objection. Committee have concerns about the replacement of the soft absorbent grass verge with a hard surface. There is no consideration for drainage and this could set a precedent for the future. The Committee would be in support of the proposal if pervious materials were used i.e. porous block paving to mitigate the risk of flooding due to Surface water run off on to Old Road/New Street with their existing flooding issues.

Proposed by Cllr Westward, seconded by Cllr Tesh, motion carried unanimously.

21/03251/TREE 11 Clark Close

T1 – Cooking apple tree – reduce in height to a 6.000m with spread reduced to 3.000m leaving a width of 6.000m. T2 – Eating apple tree – reduce in height to 6.000m with the spread reduced to 2.500m leaving a width of 5.000m.

No representation.

Proposed by Cllr Dinnie, seconded by Cllr Westwood, motion carried unanimously.

AMENDED PLANNING APPLICATIONS

None received.

PLANNING DECISIONS RECEIVED

21/00977/FUL 6 Green Lane

Proposed basement.

Permission with conditions.

Committee objected to this application on 27th July – deadline was 28th July. No revised CMP has been received – the construction hours are too long and not right. Need to speak to Planning as Environmental Health will have been involved and raise with Cllr Barker. This may have been a system issue as no alert received. Cllr Tesh to draft an email for the Clerk to send on behalf of the Committee to highlight this.

PLANNING APPLICATIONS WITHDRAWN

None received.

6 HOUSING NEEDS SURVEY - update from informal meeting.

An extra paragraph has been added in following the recent Zoom meeting. Clerk to ask Arc4 for the updated PDF version. An FOI request has been made for a copy. Clerk to seek advice from WALC re FOI, copyright, hard or digital copy etc. It was suggested that we place the Executive Summary on the website with a statement that the full report is available on written request to the Clerk so that we can monitor who has had full copies. We need to be mindful that the survey needs to be signed off by Full Council before this.

Recommendation that the HNS is signed off by Council.

Recommendation that the Executive Summary is placed on the Council website with a statement that the full report is available on written request to the Clerk.

7 OTHER PLANNING/INFRASTRUCTURE MATTERS

i The Ridgeway – to agree gate design and location.

Matlock and Oxford designs looked at and discussed. Concerns that scooters could through the first and that you would need a radar key for the second. Pathway down to the river also needs to be accessible. Clerk to contact the Accessibility Officer at SDC for advice.

ii **London Road** – to note progress re request for a pedestrian crossing.

The Twenty Plenty campaign should negate the need for this. To be taken off the Agenda.

iii **Campden Road – Affordable Housing** – H&S and type of housing.

Planning permission states that there was to be a mix of housing. Clerk to make enquiries to the case officer. Government 1st time buyers scheme appears not to be such a laudable scheme as first thought – to be taken off Agenda.

Clerk to check with Enforcement Officer as to where we are with proper hoarding.

iv **Taylor Wimpey Site** – turning head issues.

Cllr Tesh to contact Taylor Wimpey to voice Committee's concerns.

v **Crest Nicholson/Oldbutt Road Development** – maintenance, fencing and gate issues.

Cllrs Tesh and Dinnie to pay another visit to site and speak to Site Forman as there has been no progress.

vi **Tesco Express, Church Street** – application for licenced premises.

Clerk to check latest update on licensing times.

vii **EV Charging Points** – location.

Cllr Barker to advise as to who the new contact for this is at SDC.

viii **Angelas Meadow** – Chapel View S106 agreement.

Senior Planning Officer has responded to email from Committee to advise that approval has not been granted for the play area as it doesn't meet the D106 regs. Committee felt that their concerns hadn't been spelt out to Orbit and that Orbit should be re-submitting plans. Cllrs Tesh and Dinnie to draft a response to the officer to say thank you and remind her of Committee's aspirations. Bus shelters and gateway feature need to be included.

ix **Traffic Feasibility Study**

Resident had emailed Clerk with concerns about two way traffic along by Mrs Brown's and Spencers. Issue raised with Highways who had offered a study for £500. Cllr Tesh advised that we don't need to as this has been covered in the Neighbourhood Plan. Clerk to email Highways to this effect.

Committee wondered if they could get Speedwatch figures from monitoring systems – a question for Cllr Barker.

x **Boundaries** – response to Cllr Harvey’s paper.

Clerk has collated all Cllrs comments for Cllr Tesh to compile a united response from Council. To note – the deadline for response has been extended in to December.

8 **DATE OF NEXT MEETING** – 22nd November 2021.

Signed Date

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