



SHIPSTON-ON-STOUR TOWN COUNCIL

MINUTES

PLANNING COMMITTEE MEETING

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

MINUTES OF A MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD AT NEW CLARK HOUSE ON MONDAY 27TH SEPTEMBER 2021

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

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 P Cox.
- 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 Extraordinary Planning Committee Meeting held on 13th September 2021.
Proposed by Cllr Murphy, seconded by Cllr Westwood, motion carried with one abstension.
- 5 **PLANNING MATTERS** – all planning applications can be views at:
<https://apps.stratford.gov.uk/eplanning/>

NEW PLANNING APPLICATIONS

21/02805/ADV Tesco Express, Church Street

Installation of one sign.

Objection – inappropriate signage for conservation area, negatively effects the street scene, too large, concerns about positioning (could be hit by entrance/egress) and the colour is not the same as agreed for the shop.

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

21/02806/FUL Shalom, Station Road
Demolish existing garage and construct a single storey side extension.
No rep – proposed by Cllr Tesh, seconded by Cllr Murphy, motion carried unanimously.

21/02979/TREE 48 Sheep Street
Yew – reduce from 10.14 metres to 6.76 metres and lift canopy by 2 metres. Damson – reduce height and spread from 5 metres to 3 metres.
No rep – proposed by Cllr Tesh, seconded by Cllr Westwood, motion carried unanimously.

AMENDED PLANNING APPLICATIONS

21/02133/FUL Old Mill House, Barcheston
An addendum to the Flood Risk Assessment has been received and the carport plans updated – comments in writing to the planning officer by 5th October 2021.

PLANNING DECISIONS RECEIVED

21/01840/FUL 26 Darlingscote Road
Single storey rear/side extension, remove existing conservatory, new dormers.
Permission with conditions.

21/02106/FUL 36 Telegraph Street
21/02107/LBC
Part demolition of existing conservatory, erection of single storey garden room.
Permission with conditions/Consent granted with conditions.

21/02181/FUL 75 Furze Hill Road
Single storey extension to replace conservatory.
Permission with conditions.

21/01999/FUL 112 Hanson Avenue
Proposed rear extension.
Permission with conditions.

21/01536/FUL Garage Block, Pittway Avenue
Following the demolition of existing garages – the construction of two dwellings and associated works.
Permission with conditions.
Planning Committee to keep an eye on this development.

PLANNING APPLICATIONS WITHDRAWN

21/02133/FUL 15 Marshall Avenue
Rear ground floor kitchen and dining room extension, rear first floor bedroom and bathroom extension and existing bedroom reconfiguration.

6 **HOUSING NEEDS SURVEY** - update from informal meeting.

Cllr Tesh thanked the Clerk for setting up the Zoom meeting for Cllrs and Arc4 to go through the HNS which had been very useful and productive. The survey clearly shows that there is inadequate social housing but a desperate need for affordable housing. Most new housing is a 50/50 split between rental and shared ownership. The Government's 30% is not as great as it sounds as the mortgage is based on salaries. The HNS may give STC more 'clout' with developers/planners. Most of our new housing stock is detached or semi-detached – we need flats, terraces and bungalows. Cllr Dinnie enquired if he was able to share raw data from the HNS with interested parties – Cllr Tesh advised that we should be mindful until it has been officially signed off. Final report and Executive Summary received – Clerk to set up second and final Zoom meeting for 8th October at 1500 hrs.

7 **OTHER PLANNING/INFRASTRUCTURE MATTERS**

i **The Ridgeway** – to agree gate design and location.

Clerk to email developer to arrange a site visit for Cllrs Tesh, Westwood and Dinnie.

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

This is considered to not be possible or feasible. Discussion ensued re a safe and informal crossing such as tactile paving and dropped kerbs.

iii **Campden Road – Affordable Housing** – security of fencing and health and safety issues.

Resident who raised initial concerns has been in contact with the Planning Enforcement Office re security of fencing and H&S.

STC to consider approaching developers to make them aware of the Housing Needs Survey and to enquire about how 'low cost' properties actually are to rent or purchase – planning permission states that there was to be a mix of housing. Could be worth checking with the Case Officer. To be placed on Agenda for Full Council Meeting.

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

Cllr Tesh had spoken to the engineers but they were only dealing with the traffic signals. Concerns need to be voiced to the Technical Director (West Midlands) at Taylor Wimpey.

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

Clerk had gained an email address for Technical Director and emailed concerns – no response. Cllrs Tesh and Dinnie to pay another visit to site and speak to Site Forman.

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

Committee still have concerns about lateness of licence. Explanatory email received from Cllr Harvey at SDC.

vii **EV Charging Points** – location.

Cllr Dinnie’s contact regarding this has moved on so he has asked Cllr Barker at SDC as to whom had taken over this project.

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

The agreement was that Angelas Meadow play area would be enhanced as not much open space in Chapel View. However, only two derisory pieces of equipment have been offered and in the wrong place. Something more robust as a Trim Trail would be good and a zip wire for the older children would take advantage of the contours. A mini football area could also be created. Cllrs don’t believe that this is looking like a combined area (needs a paved link), that the path is not in the correct position, that there is no sign of grassy areas and that it won’t be landscaped in time. Cllr Dinnie has been looking in to all of this but believes it should come from the Council as a whole. To be placed on the Agenda for Full Council Meeting.

8 **DATE OF NEXT MEETING** – Monday 25th October.

Signed Date

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