



SHIPSTON-ON-STOUR TOWN COUNCIL

PLANNING COMMITTEE MEETING

MINUTES

Council Offices: 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 28 November 2022.**

Those present: Cllrs P. Tesh (Chair), P. Cox, G. Kelly, J. Dinnie, M. Westwood and Mr P Sykes

Deputy Clerk: J. Teteris

1	TO NOTE APOLOGIES FOR ABSENCE None
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 24 October 2022 Proposed by Cllr Tesh, seconded by Cllr Dinnie. Four in favour, two abstentions.
5	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 22/03269/FUL 18 Hawthorn Way Two storey and single storey rear extension to create open plan kitchen/dining at ground floor and larger bedroom at first floor. No representation – proposed by Cllr Tesh, seconded by Cllr Dinnie. Motion carried unanimously. 22/03319/TEL28 Communications Mast, Whaddon Farm Darlingscote Road <i>Nb. Notification under general permitted development order. Any correspondence to be addressed directly to the Applicant by 6.12.22.</i>

	<p>Removal of 3No. Antenna at 21.0m to be replaced by 3No. new Antenna at 21.0m - Installation of 3No. new Routers mounted on proposed CHS support poles - Installation of GPS Node at 3.1m on cabin wall - Removal of SAMI Cabinet (inside cabin) - Installation of E-6115 Rack (inside cabin) - Installation of ancillary and attaching equipment as described in the drawings.</p> <p>No representation – proposed by Cllr Tesh, seconded by Cllr Dinnie. Motion carried unanimously.</p>
b	<p>AMENDED PLANNING APPLICATIONS</p> <p>22/02106/FUL Land between 50 & 52 Stratford Road Erection of 2 no. x 3 bedroomed semi-detached houses and associated works. (<i>nb. STC has already commented on the initial application</i>) Maintain the objection based on inadequate access. Proposed by Cllr Tesh, seconded by Cllr Westwood</p>
c	<p>PLANNING DECISIONS RECEIVED</p> <p>22/01143/FUL 4a Greenway Road Various works to include: Garage conversion, new single storey store to the side of the property, first floor extension above kitchen and internal alterations Permission with conditions</p> <p>22/02074/FUL 30 Signal Road Change of use of land to garden land and erection of a temporary building measuring (L) 4m x (W) 3m x (H) 2.5m to be used for home office purposes. Refusal</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p>
6	<p>HOUSING NEEDS SURVEY No update.</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p> <p>Notification of Publication of a new Local Plan for South Warwickshire. The consultation period runs from 9 January – 20 February 2023.</p> <p>It was agreed that this will be added to the agenda for the next Council meeting on 12 December 2022. To be discussed in detail at the next Planning Committee meeting on 23 January 2023, with ratification at 13 February 2023 Council meeting.</p> <p>Letter to be drafted to Arc4 asking for advice Action: Cllr Dinnie</p> <p>Relevant pages (470 – 474, 639 – 663) to be circulated to Planning Committee and Council members. Action: Cllr Dinnie</p>

a	<p>Consultation on Development Requirements SPD (Open Space)</p> <p>The consultation period lasts from 3 November to 16 December 2022. It was agreed that this will be added to the agenda for the next Council meeting on 12 December 2022. Full document to be circulated to the planning committee, and added to the agenda pack for Council meeting.</p> <p style="text-align: right;">Action: Deputy Clerk</p>
b	<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>Application for Discharge of Conditions received Reference No DISCN/00706/21</p> <p>Relates to stone samples Any comments to be made to SDC Senior Planner by 14 December 2022 Contact Claire Linfoot</p> <p style="text-align: right;">Action: Cllr Dinnie</p>
c	<p>Taylor Wimpey Site – turning head issues</p> <p>No update, but needs following up.</p> <p style="text-align: right;">Action: Cllr Tesh</p>
d	<p>Crest Nicholson/Oldbutt Road Development – maintenance, fencing and gate issues</p> <p>Waiting for completion on gate installation. Nathan Flood (Crest Nicholson) is providing native hedging.</p> <p style="text-align: right;">Action: Cllr Dinnie</p>
e	<p>EV Charging Points</p> <p>No update (ref. Cllr Dinnie’s e-mails to SDC).</p>
f	<p>Angelas Meadow – Chapel View S106 agreement (play equipment)</p> <p>Letter sent to Tim Linnell at Orbit (on 15 November 2022) regarding dissatisfaction with Orbit’s proposed plans for play equipment. No response to-date.</p>
g	<p>Twenty mph scheme & Active Travel</p> <p>Alison Kennedy (Senior Transport Planner, SDC) has applied for funding.</p>
h	<p>Oldbutt Road / Campden Road – ditch and flooding</p> <p>No update</p>
i	<p>Planting of trees – location/landownership</p> <p>On hold at present.</p>

j	<p>52 Hawthorn Way – tree replacement</p> <p>It has been suggested that the two Northernmost trees (Ash & Oak), closest to 52 Hawthorn Way, should be felled. Warwickshire Wildlife Trust will suggest the best species for replacement trees.</p> <p>It was proposed that Cllr Tesh further consults with Warwickshire Wildlife Trust, and if a sensible solution can be found a suggestion it will be put forward to the householder.</p> <p>Proposed by Cllr Dinnie, seconded by Cllr Tesh. Motion carried unanimously.</p>
k	<p>Sports Club – boundary between playing field and Council land.</p> <p>It was agreed that the matter should be discussed by the full Council, given that the land is owned by STC.</p>
l	<p>Gateway signs – recommendation to Council</p> <p>Will be installed in 2023. Awaiting invoicing instructions from WCC (Mike McDonnell).</p>
8	<p>DATE OF THE NEXT MEETING – Monday 23 January 2023 at 7pm</p>
	<p>Signed.....</p> <p>Date.....</p> <p>Cllr P. Tesh (Chair), Shipston Town Council Planning Committee</p>