



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 22nd November 2021

Those Present: Cllrs M Westwood (Chair), V Murphy, J Dinnie, P Cox, T Shickle and Mr P Sykes.

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** – Cllrs P Tesh and G Kelly.
- 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 25th October 2021.
Proposed by Cllr Westwood, seconded by Cllr Murphy, four in favour, one abstention, motion carried.
- 5 **PLANNING MATTERS** – all planning applications can be views at:
<https://apps.stratford.gov.uk/eplanning/>

NEW PLANNING APPLICATIONS

21/02826/LBC 25 Sheep Street

Secondary glazing proposed to windows including French windows on ground and first floor. Existing windows are all double glazed.

No rep – proposed by Cllr Westwood, seconded by Cllr Cox, motion carried unanimously.

21/03649/TREE 4 The Cedars, Telegraph Street

T1 – Fir – fell.

No rep – proposed by Cllr Westward, seconded by Cllr Shickle, motion carried unanimously. Clerk to comment on portal that Committee were concerned that if the tree were felled it might produce subsidence and effect the wall. Committee would prefer that the tree be replaced to maintain ground level water.

Recommendation that Council consider raising a principle/policy of replacing felled trees.

21/03569/FUL 15 Marshall Avenue

Erection of a rear ground floor kitchen and dining room extension.

No rep – proposed by Cllr Westwood, seconded by Cllr Dinnie, motion carried unanimously.

AMENDED PLANNING APPLICATIONS

21/02805/ADV Tesco Express, Church Street

Sign relocated to avoid obstructing the footpath and increase visibility, colour scheme amended to match previously signs at the site,

Objection – not in keeping with the conservation area, street clutter, supporting residents concerns about parking, bollards, access and delivery vans – proposed by Cllr Westwood, seconded by Cllr Dinnie, motion carried unanimously.

21/03001/FUL Stour Court

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

No rep – proposed by Cllr Westwood, seconded by Cllr Dinnie, motion carried unanimously.

21/03100/VARY Land North of Campden Road

Variation of Condition 2 (Plans) of planning permission 20/00343/FUL to amend the wording of the condition to allow Georoc/Geowall retaining walls on site and slight repositioning of plots 11 – 14 inclusive due to external works.

Objection – life span of walls need to be 120 years as opposed to 60 years – proposed by Cllr Westwood, seconded by Cllr Shickle, motion carried unanimously.

PLANNING DECISIONS RECEIVED

21/02258/FUL 27 Hornsby Close

Conversion of garage and bay window.

Permission with conditions.

21/02806/FUL Shalom, Station Road

Demolish existing garage and construct single storey side extension.

Permission with conditions.

PLANNING APPLICATIONS WITHDRAWN

None received.

6 HOUSING NEEDS SURVEY

Clerk contacted WALC – no issues with copyright. Suggested that both Executive Summary and Full Report are on the website to save time – Clerk to check with Cllr Tesh as a list of those requesting copies was suggested.

Mr Sykes gave feedback to the Committee following a meeting he had held with a rep from Stow Community Land Trust who want to achieve truly affordable housing for local people. They have done their marketing - website set up and glossy brochure produced. The project needs drive and business knowledge and a NFP company needs to be set up then money borrowed and land bought. There is no suggestion that STC should set such a Trust up – time and conflict of interest etc – but a very interesting concept. Arc4 may be a good point of contact for Stow as he has done work with Housing Trusts.

7 OTHER PLANNING/INFRASTRUCTURE MATTERS

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

Clerk has approached SDC – details passed on to ‘Environment’ but not heard back. A previous Clerk to be approached for the name of the Stratford ‘accessibility lady’.

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

Clerk has approached Case Officer for breakdown of type of housing (previous officer has retired). Bailey Road resident has approached Enforcement Officer again re hoarding and the CMP - Clerk was copied who in turn advised that this officer has also retired and advised new contact.

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

Cllr Tesh has emailed the Technical Director.

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

Cllrs Tesh and Dinnie to arrange a site visit.

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

Licence has been granted despite objections and representations.

vii **EV Charging Points** – location.

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

Recommendation that this be an Agenda item for Full Council.

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

Response to Planning Officer’s email drafted by Cllrs Tesh and Dinnie and sent via the Clerk.

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

Clerk to forward collated comments to Cllr Tesh.

x **Tilemans Lane** – parking issues.

Clerk continues to receive complaints from a resident regarding this issue which has been on-going for a long time. This lies with WCC who need to be lobbied. Cllr Shickle to draft a response for Clerk to send to all parties. STC need to build relationships with Highways and get them on side.

Xi 20 mph Scheme Shipston Group

The group gave a detailed and thorough presentation to Committee after which much discussion ensued.

Recommendation that Council fully support the 20 mph scheme as a written concept.

8 DATE OF NEXT MEETING – Wednesday 29th December 2021 (TBC) – Extraordinary Meeting to be pencilled in for Monday 9th January 2022.

Signed Date

Cllr M Westwood (Acting Chair), Shipston Town Council Planning Committee