



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 24TH JANUARY 2022

Those Present: Cllrs P Tesh (Chair), G Kelly, M Westwood, J Dinnie, P Cox and T Booth.

Via Zoom: Cllr V Murphy

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

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

TO NOTE APOLOGIES FOR ABSENCE – none.

- 1 **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.
- 2 **TO NOTE DIEPENSATIONS RECEIVED BY THE CLERK** – none.
- 3 **MINUTES** – to approve minutes of the Extraordinary Planning Committee Minutes held on 13th December 2021.
Approved with the following amendments:
 - Objection to the trimming of the two maple trees as well as removal
 - 21/03505/AMD was to be noted as opposed to consulted
 - Typo re Yew TreeProposed by Cllr Kelly, seconded by Cllr Booth, motion carried unanimously.
- 4 **PRESENTATION BY LONESTAR/PIPER HOMES**

Revised presentation made based on the findings of the Housing Needs Survey – 30 dwellings consisting of 21 bungalows (1, 2 and 3 bed) and 9 three bed houses on the reserved site. This would include a footpath link and green space. A discussion ensued regarding access, affordability, bio-diversity, S106 money for a play area, possibility of a Youth Club, Community Centre or football pitch, (which would require movement West – outside of the BUAB), infrastructure, energy efficiency and drainage. Committee advised that we are currently well ahead of our housing needs with all of the new

developments. Developers to consider Committee's points and come back to us. Cllr Dinnie suggested running site plan past Arc4 (who undertook the HNS) for their comments.

6 **PLANNING MATTERS** – all planning applications can be viewed at:

<https://apps.stratford.gov.uk/eplanning/>

NEW PLANNING APPLICATIONS

21/03936/FUL

The Bungalow, Gerrards Road

Internal alterations to provide open plan kitchen, living and dining and a loft conversion to accommodate 3 bedrooms, shower room and ensuite, rear dormer and front rooflights.

No rep – but comment to be made that the manner of construction needs to be controlled i.e. parking of vehicles, working hours, neighbours concerns to be considered. Proposed by Cllr Dinnie, seconded by Cllr Kelly, motion carried unanimously.

22/00006/FUL

Bland Grove

Single story rear extension

No rep.

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

21/04028/FUL and 21/04029/LBC

The Corner House, 1 Market Place

Subdivision of the existing ground floor office in to 2 office units and the conversion of the upper floors in to a single residential flat.

No rep.

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

AMENDED PLANNING APPLICATIONS

21/03100/VARY

Land north of the 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.

Further to emails from Planning Office and Partner Construction MD re lifespan Standard.

Cllr Tesh to re-read emails and come back to the Clerk to either continue with or withdraw initial objection.

UPDATE

21/02875/FUL

Former IMI Norgren Site

Erection of 8 new dwellings including the creation of access to the adjacent agricultural barn.

Deadline for comment extended until 10th February.

Original objection sustained as per previous meeting.

PLANNING DECISIONS RECEIVED

21/03649/TREE

The Cedars, Telegraph Street

Felling.

Consent with Conditions.

21/03569/FUL

15 Marshall Avenue

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

Permission with Conditions.

21/03001/FUL

Stour Court, Old Road

Change of use of grass verge to create 6 additional car parking spaces.

Permission with Conditions.

21/02214/FUL and 21/02215/LBC

24 Church Street

Proposed raised roof to part of the two storey building and domestic dwelling place at the rear of the property.

Consent with Conditions.

21/02655/LBC

16 Sheep Street

Removal of modern fixtures and finishes and repair of plaster joinery and second floor windows.

Consent with Conditions

21/03752/TREE

11 London Road

Felling and reduction.

Consent with Conditions.

21/02687/ADV

The Lazy Pug

External illuminated signs and amenity boards.

Consent with Conditions.

PLANNING APPLICATIONS WITHDRAWN

21/01454/VARY

Campden Road junction.

21/02805/ADV

Tesco Express sign.

7 **HOUSING NEEDS SURVEY** – item to be taken off the Agenda

8 **OTHER PLANNING/INFRASTRUCTURE MATTERS**

i **The Ridgeway** – to agree gate design and location, fencing arrangements at the entrance to Riverside land and link to Orbit’s development.

Zoom meeting to take place on Thursday with Elizabeth Dixon (Accessible Stratford-upon- Avon) for advice re gate. Site visit to be arranged with developer.

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

No affordable purchases included in the development, Hoarding is still not compliant – with Planning Enforcement. Item to be taken off the Agenda.

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

Cllr Tesh has still had no response from the Technical Director – will chase up.

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

Cllrs Tesh to find a contact and arrange a site visit with Cllr Dinnie.

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

Item to be taken off the Agenda.

vi **EV Charging Points** – location.

Cllr Dinnie to provide Clerk with details of a local company (re New Street) with a view to inviting them to the next Planning Committee Meeting. Electrics and circuits would need to be checked out.

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

Clerk to contact Case Officer to see where we are with this.

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

Completed – item to be taken off the Agenda.

ix **Tilemans Lane** – parking issues.

Cllrs Shickle and Barker are dealing with this issue through Highways and the School.

x **20 mph Scheme Shipston Group**

Recommendation that Council fully support the 20's Plenty for Warwickshire Campaign.

xi **London Road** – results of automatic traffic survey.

Discussion ensued regarding whether the counter gets confused by axle spacing or whether it works independently of this. The first 2 days of trial recording varied very differently to the last 5 days – the anomaly may have been due to temporary traffic lights. There were some rogue readings of 90 mph but regular readings of 60/70 mph. Survey to be re-done. Fast speeds are particular by the Sports and Social Club. Detector loops would cost £300 per week. A cycle lane and no centre line marking would make the road narrower and reduce speeding.

xii **Proposed South Warwickshire Council call for development sites (11 in Shipston)**

There has been invitations for suggestions of interest. No deadline for comments as yet. Item to be kept on the Agenda for Committee to keep an eye on this.

xiii **Lite Bites Trading Application** – update.

Approved by SDC.

xiv **Yellow Land Agreement**

The drawn up Yellow Land Agreement between the Wardaks and STC is with our solicitors.

xv **Road Names** – request made to RBL

Request for an allocated name change due to a family connection regarding the piece of land.

Approved by RBL, Clerk, SDC and developer.

8 **DATE OF NEXT MEETING** – Monday 28th February 2022.

Signed Date

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