



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 APRIL 2022

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

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 Planning Committee Meeting held on 28th March 2022.
Approved with the following amendment:
7 (i) to read 'with a path that leads nowhere' as opposed to 'needs nowhere'.
Proposed by Cllr Dinnie, seconded by Cllr Westwood, motion carried with one abstension.
- 5 **PLANNING MATTERS** – all planning applications can be viewed at:
<https://apps.stratford.gov.uk/eplanning/>
22/00935/FUL – Silver Birches, London Road
Demolish the existing garage and workshop and build replacement.
No rep – proposed by Cllr Tesh, seconded by Cllr Westwood, motion carried unanimously.

22/00993/FUL – 10 Carter Close
Single storey garden room at the rear of the property.

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

22/00778/FUL – 8 Hanson Avenue

Garage extension and conversion of garage in to a bedroom.

No rep – proposed by Cllr Tesh, seconded by Cllr Dinnie, motion carried with one abstention.

Clerk to make comment on the portal that there is not enough detail on the location plan to show the relationship with the adjacent property. Also that there is concern about the proposed roof detail i.e. connection from the extension to the existing house.

22/01076/FUL – 1 Bosley Close

Proposed single storey rear and side extension.

No objection – proposed by Cllr Tesh, seconded by Cllr Westwood, motion carried unanimously.

Clerk to make comment on the portal to request that due consideration be given to other users of the road and adjacent footpath during the build as per their request following the original application 20/03376/FUL.

22/01074/FUL – 3 Bland Grove

Installation of solar PV panels on the roof of the property.

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

AMENDED PLANNING APPLICATIONS – none.

PLANNING DECISIONS RECEIVED

22/00246/FUL – 37 Station Road

Erection of double storey first floor extension and single story rear extension with zinc finish.
Permission with conditions.

21/04028/FUL and 21/04029/LBC – The Corner House, 1 Market Place

Sub-division of the existing ground floor office in to two office units and the conversion of the upper floors in to a single residential flat.

Permission with conditions and consent granted with conditions.

21/02826/LBC – 25 Sheep Street

Secondary glazing proposed to windows and French doors on the ground and first floor.

Consent granted with conditions.

22/00654/TREE – Wistaria House, 48 Church Street

T1 yew – reduce height by approximately 1 metre and crown diameter by approximately 1 metre to shape, pruning to growth points where possible.

Consent with conditions.

22/00573/FUL – 6 Telegraph Street

Proposed single and two storey extension to side and rear, and new dormer window to front and rear.

Permission with conditions.

PLANNING APPLICATIONS WITHDRAWN – none.

6 HOUSING NEEDS SURVEY

2021 Census data has still not yet been published. Arc4 to be asked for costings to update once data received. It was suggested that perhaps Arc4 could assist with Mr Sykes project re call for sites.

7 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.

Site meeting to be arranged. Rollright Stones have a gate design that could be considered. Work nearly completed by the Wardaks. It was suggested that the verges and the meadow be included in the town mowing contract. Geogrid was suggested as a product as it is reduces soil erosion and is mobility scooter friendly.

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

Cllr Tesh to contact Cllr Barker.

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

Cllr Tesh will reiterate this Committee’s stance.

vi **EV Charging Points** – location.

No decision as yet re West Street or Telegraph Street. Clerk to email Town Band and Scouts re possibility of New Street Car Park as a location.

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

Clerk to make contact with SDC re any developments.

vi **Tilemans Lane** – parking issues.

Nothing further to report. This is a School and Highways issue. To be taken off the Agenda.

vii **20 mph Scheme Shipston Group**

Cllr Dinnie has a list of hazardous areas and a map of potential zones. Meeting to be held with Dana Loxley, WCC Safety Engineering Team on 5th May. Cllr Dinnie will feed back at next meeting. Discussed the Task and Finish Group, auto traffic data versus manual data, county wide scheme not being a blanket scheme, scheme to come out Cllr Barkers highways budget, schemes to be encouraged within a mile of schools. Place on Full Council Agenda.

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

Nothing further to report.

ix **Yellow Land Agreement**

Nothing further to report.

- x **Oldbutt Road/Campden Road** – ditch and flooding.
Discussions have taken place with the tenant farmer and SAFAG have made progress.
Records of sewerage and drainage need investigating.

- xi **Planting of Trees**
A number of locations have been identified – need to establish land ownership via the Land Registry. Mr Willis (HALP volunteer) has offered to assist.

- xii **Call For Sites**
A suitable consultant needs to be sought and secured. Cllr Tesh and Mr Sykes (PC volunteer) to seek advice as to whom to approach – it was suggested that Arc4 be used as a sounding board.

- 8 **DATE OF NEXT MEETING** – Monday 23rd May 2022.

Signed Date

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