



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 25 JULY 2022

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

Public: 0 **SDC/WDC:** 0 **Clerk:** H Morgan **Deputy Clerk:** J Teteris

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

1 TO NOTE APOLOGIES FOR ABSENCE – Mr P Sykes

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 DISPENSATIONS RECEIVED BY THE CLERK – none.

4 MINUTES – to approve minutes of the Planning Committee Meeting held on 27 June 2022.

Approved with the following amendments:

- a) Agenda items to be renumbered
- b) Page numbers to be added
- c) Amended planning application – should read 22/01143/FUL
- d) 'Active Travel' to be added to 20mph Scheme Shipston Group to read
Proposed by Cllr Tesh, seconded by Cllr Kelly, one abstention with motion carried.

5 PLANNING MATTERS – all planning applications can be viewed at:

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

NEW PLANNING APPLICATIONS

22/0170/FUL AND 22/01711/LBC – Cedar Lawn, Church Street

Convert 5 flats back to a single dwelling including alterations to facilitate conversion and reinstatement of original features.

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

AMENDED PLANNING APPLICATIONS

21/03918/VARY – Land Adjacent the Ridgeway

An amendment to the access for Ridgeway as shown on site plan LRS-02M and M42857-JNP-XX-XX-DR-C-3107 Revision P01 – Proposed Ridgeway Access Longitudinal Section.

Letter received from the Planning Officer, but this did not appear on the portal. Comments requested by 21 July (i.e. prior to this meeting).

Clerk to send e-mail in support.

PLANNING DECISIONS RECEIVED

22/01752/TREE – Silver Birches, London Road

T1 sycamore – remove entire crown leaving stump height at crown break.

Consent with Conditions.

22/01348/FUL – 3a New Street

Proposed single-storey extension to side to provide storage and cycle store and new air conditioning unit to east elevation.

Permission with Conditions.

PLANNING APPLICATIONS WITHDRAWN – none.

6 HOUSING NEEDS SURVEY

Cllr Tesh e-mailed Arc4 for any update as to when Census Data will be made available . Only information available is at District Council level. Clerk to follow up re. prize draw winners.

7 OTHER PLANNING/INFRASTRUCTURE MATTERS

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

Close to getting specifications for gate design. Vehicular access needs to be stable, and surface down to the river should be grass or grass crete/plastic, yet wide enough for maintenance vehicle. Rubber matting surface for pedestrian gate. Link to Orbit development is on the plans. Clerk to arrange meeting with Orbit.

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

No response – Cllr Tesh to chase this up. Additional issue with width of pavement. Cllr Tesh to measure existing width and help with campaign to have a pavement installed on the other side of the road. To be added to agenda for Full Council.

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

Waiting for opinion from John Careford – clerk to ascertain his role.

Residents are divided re. need for a gate, and the duty planning officer has advised that if both landowners (Council & Crest Nicholson) agree, then a connection can be made between both developments.

Original plans do not specify a link – uncertain as to why variation was not made.
Attenuation pond levels – local resident has put in his own fence, but has been advised to speak to site manager.

Head drainage and advancement of hedging – act on SAFAG advice.

Green Party to be approached to supply whips.

LEAP clarified as being 'locally equipped area of play.

Clerk to instruct Lawns2Mow re. tidying up the area.

Add decision re. culvert to agenda for next meeting. No response from Severn Trent – Cllr Dinnie to follow up.

Recommendation – Lawns2Mow to be instructed to include regular hedge maintenance and plant whips.

Proposed by Cllr Tesh, seconded by Cllr Westwood. Motion carried unanimously.

Recommendation – the existing decision to install a gate stands following advice to-date from duty planning officer.

Proposed by Cllr Dinnie, seconded by Cllr Westwood. Motion carried unanimously.

iv **EV Charging Points** – location.

No decision as yet re West Street or Telegraph Street.

Clerk to email District Cllr Harvey for follow up.

Potential of using New Street car park – the band are not interested as do not want to lose existing car parking spaces. Positive response from Scouts re. Scout Hut providing electrical supply.

Other potential option - spaces that back onto Cherry Orchard. However, no response from Commgroup Ltd, and have left the impression that they are moving away from this line of business.

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

Orbit have not provided a resubmission to date re. play area and bus shelter.

Clerk to follow up with Orbit and copy in Planning Officer and Enforcement Officer.

vi **Twenty mph Scheme & Active Travel**

Meeting took place today with Warwickshire CC, supporting proposal that Shipston becomes an established walking, wheeling and cycling zone, and be developed as a pilot scheme Active Travel Zone in line with Shipston Wellbeing and Health Partnership ideas.

Survey available until 14 August, but could be extended.

Recommendation – for Full Council to endorse the walking, wheeling and cycling active travel proposals.

Proposed by Cllr Tesh, seconded by Cllr Westwood. Motion carried unanimously.

vii **Oldbutt Road/Campden Road** – ditch and flooding.

No update re. Severn Trent.

viii **Planting of Trees**

No update.

ix **Housing Numbers and Response to the Preferred Options Site Allocation Plan.**

Clerk to submit response (by 29 July) to consultation provided by Phil Sykes.

x **52 Hawthorn Way** – tree replacement

House will subside eventually if trees are not removed. House owner to replace 2-for-1.

Trees owned by the Council.

SAFAG – recommended lists of native trees

Clerk to seek advice from Forestry Department (at Stratford) regarding ownership and to forward docs to Tree Tech

8 **DATE OF NEXT MEETING** – Monday 22 August 2022.

Signed Date

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