



# SHIPSTON-ON-STOUR

## EXTRAORDINARY PLANNING COMMITTEE

### MEETING Minutes

**Council Offices:** New Clark House, West Street, Shipston on Stour, Warwickshire, CV36 4HD  
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**MINUTES OF A MEETING OF SHIPSTON ON STOUR EXTRAORDINARY PLANNING COMMITTEE HELD VIA ZOOM**  
under "The Local Authorities (Coronavirus) Flexibility of Local Authority Meeting (England) Regulations 2020".

**ON THURSDAY 22<sup>nd</sup> APRIL 2021 AT 7PM**

**Those Present:** - Town Cllrs: P Tesh (Chair), G Kelly, J Dinnie, M Westwood, P Cox, V. Murphy

Public: 0                      Press: 0                      WCC & SDC: 0                      Clerk: A. Packer

**INTRODUCTION** – Chair Cllr Tesh welcomed all to a Planning Committee Meeting of Shipston Town Council.

1 **APOLOGIES FOR ABSENCE** – Cllrs Saunders & Mr Sykes

2 **DECLARATIONS OF INTEREST** – Cllr Westwood declared a non-pecuniary interest in item 5.3 as resident in the locality

3 **DISPENSATIONS RECEIVED BY CLERK** – None

4 **MINUTES OF PREVIOUS MEETING** – Approval of minutes of meetings held on 22<sup>nd</sup> and 29<sup>th</sup> March

**Cllr Murphy proposed that the minutes of the planning meeting held on 22<sup>nd</sup> March and the Extraordinary planning meeting held on 29<sup>th</sup> March be accepted as a true and accurate record, seconded by Cllr Cox – unanimous for – motion carried**

5 **PLANNING MATTERS** – all planning applications can be viewed at: <https://apps.stratford.gov.uk/eplanning/>

*[To include all items listed for 12<sup>th</sup> April Planning Committee meeting which was cancelled due to the mourning period for His Royal Highness The Prince Philip, Duke of Edinburgh]*

#### 5.1 NEW PLANNING APPLICATIONS

5.1.1 • **21/00075/FUL – 7 Angelas Meadow** – Single storey extension off the back of the kitchen at the rear of the house  
*[Holding objection previously placed by Town Clerk due to 14<sup>th</sup> April deadline]*

**Cllr Dinnie proposed no objection noting that that the boundary follows the party wall so consider that if permission is granted it should seek to ensure the the footings are contained completely within the boundary, seconded by Cllr Kelly – unanimous for – motion carried**

5.1.2 • **21/00722/FUL – 43 Queens Avenue** – Raise roof from original application (20/00952/FUL) by 234mm  
*[Holding objection previously placed by Town Clerk due to 19<sup>th</sup> April deadline]*  
(Discussed after item 5.1.9 as inadvertently omitted)

**Cllr Dinnie proposed no representation, seconded by Cllr Westwood – unanimous for – motion carried**

5.1.3 • **21/00721/LDE – 105 Railway Crescent** – two storey residential dwelling located within Shipton-upon-stour, built approximately 20 years ago. The proposals include a number of internal alterations and the conversion of the loft space into 2 extra rooms and a bathroom. Consequent to these alterations, a new dormer window is proposed to the rear of the property, along with 3x new 'velux' type rooflights. to the rear elevation of the building an existing irregularly placed

window will be infilled with reclaimed bricks, and 2 new windows will be inserted. There are no overlooking issues with the property being situated some distance from facing buildings

*[Holding objection previously placed by Town Clerk due to 20<sup>th</sup> April deadline]*

**Cllr Tesh proposed no representation, seconded by Cllr Dinnie – unanimous for – motion carried**

5.1.4 • **21/00773/FUL – 29 Telegraph Street** – Demolish the existing rear lean to kitchen and replace with a 3 storey extension, to accommodate a kitchen/diner and wetroom/utility on the ground floor and additional bedroom space with new

bathrooms on the first and second floors

*[Holding objection previously placed by Town Clerk due to 20<sup>th</sup> April deadline]*

**Councillors discussed and objected for the following reasons:**

1. The scale of the proposal is considered to be over development. It will more than double the size of the property and have an adverse visual impact on the cottages across Brindles Alley.
2. Extension will completely obscure the side window of the adjoining terrace with the wall only a few inches away, consequently blocking all natural light and preventing access to that window and to the guttering/roof above it.
3. Brindles Alley alongside the proposed development serves several houses and garages and no account has been taken of access for emergency vehicles (particularly a fire engine) to those properties during construction when necessary scaffolding would narrow Brindles Alley.
4. This is within a conservation area and its mass will have a detrimental effect on the streetscene

**Cllr Murphy proposed objection for the reasons outlined [above], seconded by Cllr Tesh – 5 for, 1 abstention – motion carried**

- 5.1.5
- **21/00974/LDE – 39 New Street** - Conversion of building from one dwelling into three dwellings (confirmation that the development has commenced in accordance with Condition 1 of planning permission 16/03313/FUL).

Unable to comment on whether any development has occurred inside the property but noted that there is no evidence of any changes to the exterior, therefore object to the statement confirming 'that development has commenced in accordance with Condition 1 of planning permission 16/03313/FUL.

Shipston Town Council has not been consulted on application 21/01074/AMD in relation to this property. They would however object to the plans as they show rear gate access directly onto land owned by a third party (namely Shipston Town Council)

**Cllr Dinnie proposed objection for reasons outlined [above], seconded by Cllr Murphy – unanimous for – motion carried**

- 5.1.6
- **21/01030/TREE – York House, 14a Church Street – T1 - silver birch – Fell**  
**Cllr Murphy proposed no representation, seconded by Cllr Kelly – unanimous for – motion carried**

- 5.1.7
- **21/00542/FUL – Silver Birches, London Rd – Removal of wooden picket fence and wooden pedestrian gate at the front (road-facing) boundary of the house and to replace them with a fence and gate of the same style and dimensions.**  
**Cllr Tesh proposed no representation, seconded by Cllr Cox – unanimous for – motion carried**

- 5.1.8
- **21/00716/FUL – Land on Campden Rd** - Proposed new traffic light controlled junction to replace previously approved roundabout to serve the housing developments to the north and south of Campden Road [*Cllr Tesh noted his non pecuniary interest as having previous professional contact with developer elsewhere*]. Cllrs noted report from Community Speedwatch re speed limit with evidence to indicate predominantly traffic compliance and that a roundabout cannot be delivered on a 40mph limit. Discussed section 278 process for developer to cover improvements outside of the 'planned area'. Further enquiries to be made with WCC highways.  
**Cllr Westwood proposed objection maintained for road safety reasons, seconded by Cllr Dinnie – 5 for – 1 abstention – motion carried**

- 5.1.9 **Cllr Murphy proposed a 5 minute break, seconded by Cllr Kelly – unanimous for – motion carried**

All those present returned to meeting after 5 minutes and continued as follows:

- 5.1.10
- **21/00004/FUL – Ellen Badger Hospital** - Erection of a Replacement Hospital (Including Well-Being Centre), Medical Centre, Cafe and Associated Infrastructure (including car parking and community garden) following demolition of the existing hospital and dwelling.  
**Cllr Tesh proposed holding objection maintained as matters raised had not been addressed, seconded by Cllr Murphy – unanimous for – motion carried**

5.2 **PLANNING APPEALS – None**

5.3 **PLANNING VARIATIONS/AMENDMENTS**

- **21/00331/VARY – 28 Manor Lane** - Variation of condition no. 2 (Approved drawings) of planning permission 18/02999/FUL (Proposed single storey rear extension and first floor side extension). VARY would amend the design of the roof on the approved side extension from two gables to a hipped roof (Received 30/03/21, consultation end date 30/03/21).

*For information only - Correspondence from Planning Officer confirms amendment sent out for clarity – no changes to amended proposal. **Noted***

5.4 **PLANNING DECISIONS FOR NOTING**

- 5.4.1 • **20/00343/FUL – Land North of Campden Rd** - Residential development of 65 affordable units (35 social rent and 30 shared ownership) plus associated access, parking, landscaping and associated infrastructure – **PERMISSION WITH CONDITIONS - Noted**
- 5.4.2 • **21/00338/LBC – 16 Church St** - Replacement of stone slate roof to east elevation, including new gutters and downpipes. **CONSENT WITH CONDITIONS - Noted**
- 5.4.3 • **21/00196/FUL – 35 Bosley Close** - Replace single storey side extension and rear conservatory with two storey side extension and rear single storey extension. **PERMISSION WITH CONDITIONS - Noted**

**5.5 OTHER PLANNING/INFRASTRUCTURE MATTERS**

- 5.5.1 • **Housing Needs Survey** – Minor amendments to ARC 4’s final draft of survey, plus wording on postal envelope. Envelope to read “ This is an important communication from Shipston Town Council”. Closing date amend to May with announcement of winner in June.  
**Cllr Tesh proposes minor changes and for ARC4 to proceed , seconded by Cllr Dinnie – unanimous for – motion carried**
- 5.5.2 • **20/02912/VARY – Supplemental Deed of Agreement to S106 for 17/02741/FUL - Land at Ridgeway, London Rd.** Subsequent to planning meeting on 22<sup>nd</sup> March where agreement was made to sign, amendments have been made by County Council solicitor - revised draft received from Ladders for consideration.  
**Cllr Dinnie proposed signing of supplemental agreement, seconded by Cllr Murphy – unanimous for – motion carried**
- 5.5.3 • **13/02360/OUT – Land off London Rd (Chapel View) – S106 Financial Contribution Agreement** - contribution of £16,105.40 for ‘Offsite Open Space Contribution to be paid towards providing or enhancing off site youth and adult pitch facilities within Shipston’  
• **13/02571/OUT – Land at Campden Rd (South of Campden Road/West of Oldbutt Rd) – S106 Financial Contribution Agreement** – contribution of £20,4050.58 for “Off Site Open Space Contribution to be paid towards the enhancement and upgrading of existing recreation facilities for children and adults outside the Site but within the town of Shipston on Stour which might reasonably be used by the residents of the Development.”  
• **14/00318/OUT – Land North of Campden Road S106 Financial Contribution Agreement** – contribution of £42,694.23 “towards the offsite provision and/or improvement of offsite space comprising youth and adult facilities which might reasonably be used by the residents of the dwellings in Shipston on Stour”

*Cllr Dinnie temporarily lost internet connection so not present;*

**Cllr Tesh proposed S106’s for 13/02360/OUT, 13/02571/OUT and 14/00318/OUT all be referred to Finance Working Group for consideration and presenting to full council for approval, seconded by Cllr Westwood – 5 for, 1 not present – motion carried**

- 5.3.4 • **Crest Nicholson site, Campden Rd (adjacent to Oldbutt Rd)** – boundary landscaping and fencing. *Update following site meeting. Nothing further received from Crest Nicholson since site meeting with Cllr Tesh & Cllr Dinnie*
- 5.3.5 • **Scheme of Delegation to Town Clerk** – to consider making a recommendation to full council that planning responses can be delegated to the Town Clerk in emergencies when meetings cannot be convened. The intention being to enable representation to be made as consultee and so meet statutory deadlines.  
**Cllr Dinnie propose a scheme of delegation to the clerk be recommended to full council for emergency planning matters, seconded by Cllr Westwood – unanimous for – motion carried**
- 5.3.6 • **Annual Town Meeting** – Details for presentation to include 2019/20 & 2020/21  
Cllr Tesh to prepare presentation for Annual town Meeting on 28<sup>th</sup> April 2021

Meeting closed at 10pm

**Date of next scheduled meeting of the Planning Committee – Monday 24<sup>th</sup> May 2021 at 7.00pm**

Signed..... Date.....

Councillor Paul Tesh, Chair of Planning, Shipston on Stour Town Council