



SHIPSTON-ON-STOUR PLANNING COMMITTEE MEETING Minutes

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MINUTES OF A MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD VIA ZOOM
under "The Local Authorities (Coronavirus) Flexibility of Local Authority Meeting (England) Regulations 2020".
ON MONDAY 22nd FEBRUARY 2021

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

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

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

1 **APOLOGIES FOR ABSENCE** – Mr Sykes

2 **DECLARATIONS OF INTEREST** – None

3 **DISPENSATIONS RECEIVED BY CLERK** – None

4 **MINUTES OF PREVIOUS MEETINGS**

Amendment to minute reference 5.6.3 on 8th February from 'the Square' to 'High Street'

Cllr Tesh proposed that the minutes of the extraordinary meetings held on 8th and 15th February 2021, with the noted amendment to 5.6.3 of 8th February, be accepted as a true and accurate record, seconded by Cllr Westwood – unanimous – motion carried

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

NEW PLANNING APPLICATION

5.1.1 • **20/03638/FUL – Bramleys, Darlingscote Rd** – Conversion of a domestic garage to ancillary accommodation. No rep agreed at meeting on 8th Feb but submission to be delayed until full report could be prepared.

Noted that the addition of water butt & birdbox does not compensate for removal of hedge shortly before the application. Enforcement officer had been notified of removal but not considered to be a development in planning terms.

Cllr Westwood proposed the no rep as determined on 8th February is submitted with a note of the above, seconded by Cllr Tesh – unanimous for – motion carried

5.1.2 • **20/03384/FUL AND 20/03385/LBC – The Corner House, 1 Market Place** - Subdivision of the existing ground floor office into two office units and the conversion of the upper floors into a single residential flat.

Would support the principle of additional town centre accommodation, but door opening onto Sheep St (one way, no pavement) considered to be dangerous. Means of escape - access through retail unit may not always be available.

Cllr Saunders proposed object (both FUL & LBC) for the reasons noted, seconded by Cllr Tesh – unanimous for – motion carried

5.1.3 • **21/00258/LDE – 19 Berry Avenue** – Entrance porch & single storey side extension to rear of the property

Cllr Tesh proposed no rep, seconded by Cllr Westwood – unanimous for – motion carried

5.1.4 • **21/00338/LBC – 16 Church St** – Replacement of stone slate roof to east elevation, including new gutters & downpipes.

Cllr Murphy proposed 'support', seconded by Cllr Saunders – unanimous for – motion carried

5.1.5 • **21/00094/FUL – 6 Springfield Close** - Erection of a single storey side/rear extension, rear replacement doors to first floor, installation of render to chimney and replacement cladding to the front and rear elevations

Noted extension close to boundary but with no overhang. Access available other side of property. Noted minimal climate change actions, suggest this is considered in Town Design statement aligned with Supplementary Planning Document

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

5.2 **PLANNING APPEALS** – None

5.3 PLANNING AMENDMENTS/VARIATIONS

- **20/02912/VARY – Land Adjacent to Ridgeway** - Vary condition 2 (approved plans) of planning permission 17/02741/FUL (date of decision 12/08/2019) to allow for minor changes to the approved plot, site layout plan and materials (amended details and condition discharge) Original description of development - Demolition of existing outbuildings. Erection of 18 dwellings (including 6 affordable and 3 local market homes); construction of access road; formation of attenuation pond; provision of open space and landscaping; erection of garage to serve 'Ridgeway'; and all other associated works – for full details of amendment/additional information, see application
Investigation & report to be considered following holding comment submitted by Cllr Dinnie on 8th February

Cllr Dinnie noted complaints from Barcheston regarding the lights on main road (Chapel View development). Tall to provide required luminance on highway – being addressed by Cllr Barker (WCC Highways). Consideration for baffles on any onsite lighting to minimise light pollution. No drainage at toe of access road embankment boundary with existing house. Re other drainage, LPA decision letter of original plans (17/02741/FUL) noted restriction of 2.5litres per second as opposed to current plan of 4 litres/second for discharge from pond.

Cllr Tesh proposed object with a letter covering noted points (drainage including toe drainage & light), seconded by Cllr Westwood – unanimous for – motion carried

5.4 OTHER PLANNING/INFRASTRUCTURE MATTERS

- 5.4.1 • **Oldbutt Road/ Crest Nicholson site** – boundary landscaping and fencing.
Arrange meeting with Contracts manager to remind developers of obligations re boundary (original application ref, 13/02571/OUT)
 - 5.4.2 • **HNS Survey** – invite ARC 4 to a meeting to go through detail of current draft of HNS
 - 5.4.3 • **Section 106 Agreements awaiting STC signature:**
20/02912/VARY – Supplemental Deed of Agreement to S106 for **17/02741/FUL** - Land at Ridgeway, London Rd. No update – solicitor dealing.
 - 5.4.4 **13/02360/OUT** – Land off London Rd (Chapel View) – S106 for ‘Offsite Open Space Contribution’
 - 5.4.5 **13/02571/OUT** – Land South of Campden Road/West of Oldbutt Rd – S106 for “Off Site Open Space Contribution
- Both 13/02360/OUT & 13/02571/OUT deferred due to time as meeting reaching 2 hours*
- 5.4.6 • **Consultation: Right to Regenerate** – reform of the right to contest. Online viewing at <https://bit.ly/2Ny88KK>)

Cllr Saunders proposed no requirement to comment on consultation, seconded by Cllr Tesh – unanimous for – motion carried

Meeting closed at 9.00pm. Next scheduled meeting of the Planning Committee: - Monday 22nd March 2021 at 7.00pm

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