



# SHIPSTON-ON-STOUR

## 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 PLANNING COMMITTEE HELD VIA ZOOM**  
under "The Local Authorities (Coronavirus) Flexibility of Local Authority Meeting (England) Regulations 2020".  
**ON MONDAY 22<sup>nd</sup> MARCH 2021**

**Those Present:** - Town Cllrs: P. Tesh (Chair), P. Cox, J. Dinnie, V. Murphy, G. Kelly, M. Westwood & S. Saunders (left after item 5.1.2 and Mr Sykes

Public: 1                      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** – None

2 **DECLARATIONS OF INTEREST** – None

3 **DISPENSATIONS RECEIVED BY CLERK** – None

(Items re-ordered for 5.6.1 to be considered first as developer present for that item only)

4 **MINUTES OF PREVIOUS MEETINGS**

Cllr Tesh proposed that the minutes of the extraordinary planning meeting held on 8<sup>th</sup> March 2021 be accepted as a true and accurate record, seconded by Cllr Cox – 6 for, 1 abstention - motion carried

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

5.1.1 **NEW PLANNING APPLICATIONS**

- **21/00207/FUL – Garage Block, Pittway Ave** - Following the demolition of existing garages, the construction of 2 dwellings and associated works.  
*Concerns of loss of path (1200mm is not deemed to be wide enough for wheelchairs/pushchairs) and loss of turning circle for vehicles.*

Cllr Dinnie proposed 'object' due to lack of suitable footway and loss of vehicular turning circle, seconded by Cllr Cox – unanimous for – motion carried

5.1.2 • **21/00004/FUL** – Ellen Badger Hospital, Stratford Rd - Erection of a Replacement Hospital (Including Well-Being Centre), Medical Centre, Café & Associated Infrastructure (including car parking & community garden) following demolition of the existing hospital & dwelling

*Letter from neighbouring resident noted. Meeting arranged with developer Thursday 25<sup>th</sup> March.*

Cllr Saunders proposed matter deferred to an extraordinary meeting Monday 29<sup>th</sup> March, seconded by Cllr Tesh – unanimous for – motion carried

[Cllr Saunders left the meeting and a 5 minute comfort break followed].

5.1.3 • **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 declared a non pecuniary professional association with applicant's planning Consultant (Travis Baker).**

*Discussion on noise & light pollution of traffic lights v roundabout controlled junction, speed limit extent and footpath/crossing difficulties. Noted current permission is roundabout. Reasons for request for alternative not clear but slope of land likely a difficulty for an island.*

Cllr Dinnie proposed matter deferred to the extraordinary meeting Monday 29<sup>th</sup> March, seconded by Cllr Westwood – 5 for, 1 abstention - motion carried

5.2 **PLANNING APPEALS** – None

5.3 **PLANNING AMENDMENTS/WITHDRAWALS**

- 5.3.1 • **20/03638/FUL – Bramleys, Darlingscote Rd** – Conversion of a domestic garage to ancillary accommodation – Elevation plans- **For information only. A consultation response is not being sought.** *Noted*
- 5.3.2 • **20/03376/FUL – 1 Bosley Close** - Single storey side and rear extension – **Application withdrawn.** *Noted*

5.4 **PLANNING 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 – **Review response to concerns raised regarding drainage.**

[This item was moved to the beginning of the meeting as developer in attendance].

*Ms Linfoot agreed to discuss further with her engineers to see if anything further can be done to address concerns and discussions continued regarding onsite and highways drainage.*

#### 5.5 PLANNING DECISIONS FOR NOTING

- **20/03638/FUL – Bramleys, Darlingscote Rd** – garage conversion including associated external alterations – **Permission with conditions**
- **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 – **Permission with conditions**

#### 5.6 OTHER PLANNING/INFRASTRUCTURE MATTERS

- 5.6.1
- **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. **SDC update and correspondence received.** *Consideration given to the letter from the applicant but no evidence of a business viability study provided.*  
**Cllr Dinnie proposed the objection is maintained (safety) with the additional point of objection that this conflicts with 2.2.4 of the Neighbourhood Plan, seconded by Cllr Westwood - unanimous for – motion carried**
- 5.6.2
- **DISCN/00875/20 – Pettiphers Garage** – Application for the discharge of condition attached to permission 17/01920/FUL dated 23 August 2019. The planning department has introduced a new procedure where Parish Councils will be consulted when a discharge of condition application is submitted for stone samples/panels, **allowing the Parish Council to make comment on the stone proposed.**  
**Cllr Dinnie proposed that physical samples of the proposed materials are provided for town councillors to see in context with surrounding buildings, seconded by Cllr Tesh – unanimous for – motion carried**
- 5.6.3
- **Housing Needs Survey** – To agree ARC 4's final draft of survey  
*Dates to be changed with deadline for responses to be end of April if ARC consider that feasible. Page 2, 'above line' referred to should be repeated in full and QR code referred to as 'below' should read 'above' and consideration to marking the envelopes with something to identify its origins from STC.*  
**Cllr Dinnie proposed accepting the draft ARC4 questionnaire with above adjustments, seconded by Cllr Murphy – unanimous for – motion carried**
- 5.6.4
- **20/02912/VARY – Supplemental Deed of Agreement to S106 for 17/02741/FUL** - Land at Ridgeway, London Rd.  
**Review draft agreement for signing.**  
**Cllr Tesh proposed that the supplemental deed of Agreement as checked by Ladders solicitors, be signed, seconded by Cllr Cox – unanimous for – motion carried**
- 5.6.5
- **13/02360/OUT – Land off London Rd (Chapel View) – S106 for 'Offsite Open Space Contribution'**  
*Noted still no compliance with the Angela's Meadow provision and no spec has been agreed. Cllr Dinnie is in consultation with planning officer with a view to establishing what should be provided at Angela's Meadow. Further conversations needed*
- 5.6.6
- **13/02571/OUT – Land South of Campden Road/West of Oldbutt Rd – S106 for "Off Site Open Space Contribution**  
*Deferred*
- 5.6.7
- **Crest Nicholson site, Campden Rd (adjacent to Oldbutt Rd) – boundary landscaping and fencing update.**  
*Follow up with developer on site to discuss their obligations*

Meeting closed at 10pm

Next scheduled meeting of the Planning Committee: - Monday 26<sup>th</sup> April 2021 at 7.00pm

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

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