



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 23rd NOVEMBER 2020

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

Public: 1 Press: 0 WCC & SDC: 0 Clerk: A.Packer

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

2 **APOLOGIES FOR ABSENCE** – None

3 **DECLARATIONS OF INTEREST** – None

4 **DISPENSATIONS RECEIVED BY CLERK** – None

5 **MINUTES OF PREVIOUS MEETINGS** - Cllr Tesh proposed that the minutes of the meeting held on 26th October 2020 be accepted as a true and accurate record, seconded by Cllr Westwood – 6 for – 1 abstention - motion carried

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

6.1 NEW PLANNING APPLICATIONS

6.1.1 • **20/03153/TREE – 11 London Rd** – Tree work - T1 - sycamore - Reduce height and spread to 14m x 14m, T2 - apple - Thin crown by 30%. Remove suckers, T6 - berried cedar – Fell, T9 - holly - Remove suckers, T14 - purple prunus - Reduce height and spread to 2.8m x 2.8m, T16 - plum - Reduce height and spread to 2.8m x 2.8m, T17 - hawthorn – Fell T18 - maple - Reduce height and spread to 10m x 10m, T19 - plum – Fell, T20 - plum - Thin canopy by 30% T21 - plum - Thin canopy by 30%.
Member of public present (applicant) incited to comment and noted the last work was done in 2008, the trees to fell are in poor condition so a safety measure. Neighbours keen for tree reduction (T1 needs attention every 10 years)
Cllr Tesh proposed 'no rep', seconded by Cllr Dinnie – unanimous for – motion carried

6.1.2 • **20/02949/FUL – 6 Simpson Rd** - Single storey rear extension to replace conservatory
Cllr Tesh proposed 'no rep', seconded by Cllr Westwood – unanimous for – motion carried

6.1.3 • **20/03022/FUL – 5 Manor Lane** - Demolition of existing flat roof area. Construction of two storey side extensions to form additional living space together with all associated works.
Concern regarding run off due to increased hard area so requiring attenuation. It was also noted that several houses in Manor Lane had changed flat roofs to pitched. Concern that building line extends right up to boundary to number 7, with elevations plans contradictory - whether eaves or wall meets the boundary. May give rise to future disputes. Cllr Cox on realising he knew the applicant withdrew form participation.
Cllr Dinnie proposed objection on the basis of 1) roof increasing total hard surface area so run off needs attenuating to prevent flooding and 2) Contradiction between elevations so unclear what meets boundary and no evidence of a party wall agreement which could give rise to future disputes, seconded by Cllr Westwood - 6 for, 1 abstention – motion carried

6.2 **PLANNING APPEALS** – None

6.3 **PLANNING AMENDMENTS/VARIATIONS/UPDATES**

6.3.1 • **20/02912/VARY – Land Adjacent to The Ridgeway, London Rd** - Vary condition 2 (approved plans) of planning permission 17/02741/FUL (date of decisions 12/08/2019) to allow for minor changes to the approved plot, site layout plan and materials. Original 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.
Cllr Tesh proposed 'no rep', seconded by Cllr Dinnie – unanimous for – motion carried

- 6.3.2 • **20/02291/FUL – 10 Queens Ave** – Two storey side extension – amendment/additional information : SA20107-04 REV A & SA20107-03 REV C: removal of front door to extension, removal of side elevation juliet balcony, alterations to fenestration, alterations to internal layout.
Cllr Tesh proposed ‘no rep’, seconded by Cllr Dinnie – unanimous for – motion carried

6.4 PLANNING DECISIONS FOR NOTING

- 6.4.1 • **19/03574/FUL** – Lunnons Farm, Barcheston – Erection of Poultry Buildings & Associated Infrastructure – Permission with conditions.
Decision noted. Cllr Saunders expressed the need for Highways to sort bridge as a priority and Cllr Murphy asked how often inspected. Cllr Tesh believed was required approx. every 10 years.

6.5 OTHER PLANNING/INFRASTRUCTURE MATTERS

- 6.5.1 • **Housing Needs Survey** – update – Clerk to source address list for HNS distribution in due course
- 6.5.2 • **Site Allocation Plan** – view detailed documents here: <https://bit.ly/2UFCHOW>
Mr Sykes presented an analysis of the Site Allocation Plan which is a lengthy consultation document. Shipston incorporated reserve sites in the Neighbourhood Plan so SDC seem to be following that. P17-34, 3.14 and 3.23 relevant to Shipston. Report to be presented to full council and Mr Sykes to attend meeting on 14th to go through report in more detail.
- 6.5.3 • **Tilemans Lane** – Highways/road safety for access to school. Requirement for School to cut hedge back and recover full width of footpath. Request assistance from Cllr Barker to liaise with school. Consider approaching Shipton Lodge requesting parking at school pick up/drop off times.

Meeting closed at 9.28pm. Next scheduled meeting of the Planning Committee: - Monday 29th December 2020, 7.00pm

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