



# SHIPSTON-ON-STOUR PLANNING COMMITTEE 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 27<sup>th</sup> JULY 2020**

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

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 (STC).

1 **APOLOGIES FOR ABSENCE** – P. Sykes

2 **DECLARATIONS OF INTEREST** – None

3 **DISPENSATIONS RECEIVED BY CLERK** – None

4 **ELECTION OF CHAIR** – This was covered at the meeting on 22<sup>nd</sup> June 2020, but omitted from the minutes. See item 5.

5 **MINUTES OF PREVIOUS MEETINGS**

Corrections of minutes to include the election of Chair as Cllr Murphy had proposed that Cllr Tesh be elected as Chair and Cllr Kelly be elected as vice chair, seconded by Cllr Westwood - unanimous – motion carried and Page 1, item 7 (Mill Court) should read 'proposed' by Cllr Tesh and seconded by Cllr Kelly.

Cllr Tesh proposed that the minutes of the meeting held on 22<sup>nd</sup> June 2020 be accepted as a true and accurate record, with the noted corrections, seconded by Cllr Dinnie – Unanimous – motion carried

Cllr Tesh noted that Taylor Wimpey have now completed their attenuation pond

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

## **NEW PLANNING APPLICATIONS**

- **20/01758/TREE – 28a Church Street** – reduce and shape holly tree

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

- **20/01745/FUL – 40 Church Street** – change of use from B1 office to C3 dwelling

Noted this was a former architects office which has been empty. Change requested to a 2 bed bungalow rather than allow it to deteriorate. Cllr Tesh noted that all changes were internal and part of it is within Park House footprint. Noted limited parking but that is for all of the properties. Cllr Dinnie noted that flood work had been done to the property. The floor had been raised and tanked to 2 metres. Cllr Murphy questioned the term 'bungalow'

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

## **PLANNING AMENDMENTS/VARIATIONS**

- **19/03574/FUL – Lunnons Farm, Barcheston** - erection of poultry buildings & associated infrastructure, amended

New drawing of 15 year projection of landscaping. Request input from P. Wragg re flooding. Concern over future expansion.

Cllr Tesh proposed referring to full Council meeting, seconded by Cllr Westwood – unanimous – motion carried

- **20/01521/VARY – Land at Campden Road**– Variation of condition 1- Substitution of approved house types 1, 2, 29-33, 38-40, 52-56 \_ 59-63, of planning permission 15/00946/REM (Submission of reserved matters (access, layout, appearance, landscaping and scale ) for 69 dwellings pursuant to planning permission 13/02571/OUT (Outline application [with all matters relating to access, appearance, landscaping, layout and scale all reserved] for up to 70 dwellings (Class C3) with public open space; landscaping and all associated works) granted on appeal dated 4 August 2014).

Clerk noted that the reference to (see also 20/00343/FUL) on the agenda was an error as this is a different development, also called ‘Land at Campden Road’, hence the confusion

This was originally a Cala application which was taken on by Crest Nicholson. The changes were to lose one 4 bed, gain one 2 bed, no change to the 3 beds. The houses are larger with smaller gardens. Cllr Tesh raised the potential for different house styles. Cllr Dinnie confirmed both the old and the new plans are 69 houses with the same proportion of affordable housing.

**Cllr Tesh proposed no rep with the caveat that materials must be in keeping with the rest of the development as approved by SDC, seconded by Cllr Westwood – unanimous – motion carried**

Cllr Cox asked when the roundabout was to be constructed – Taylor Wimpey’s responsibility for WCC to implement

**PLANNING DECISIONS FOR NOTING**

- **20/01066/FUL – 22 Old Road** – first floor extension, replacement windows - Permission with conditions noted.

**OTHER PLANNING/INFRASTRUCTURE MATTERS**

- Housing Needs Survey

**Cllr Tesh proposed Clerk to follow up to see if each company is still interested, if indicated costs are still current and if they are available for Zoom meetings, seconded by Cllr Dinnie – unanimous – motion carried**

- River bridge, Mill Street

Most sensible solution is something alongside the existing bridge. The bridge is historically significant, in a conservation area but not believed to be listed. Options discussed as to where a footbridge could be located.

Various maps checked regarding land ownership if footbridge as an option. WCC highways and safety team would need involvement if introducing a one- way system over the bridge.

More detailed investigations required into the options.

Cllr Tesh to measure the site and look at what can and can’t be done in terms of regulations before considering services of an engineer. Further investigation with HM Land Registry into land ownership also required.

**The Chair closed the meeting at 8.50pm.**

**Next meeting of the Planning Committee: - Monday 24<sup>th</sup> August 2020 via Zoom commencing at 7.00 pm**

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

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