



# 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 TUESDAY 29<sup>th</sup> DECEMBER 2020**

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

Public: 0                      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** – Cllr Kelly noted 20/03303/FUL is a near neighbour. No pecuniary interest but will abstain from discussion
- 4 **DISPENSATIONS RECEIVED BY CLERK** – None
- 5 **MINUTES OF PREVIOUS MEETING** – No amendments

Cllr Dinnie proposed that the minutes of the meeting held on 14<sup>th</sup> December 2020 be accepted as a true and accurate record, seconded by Cllr Murphy – Unanimous for - 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
  - **20/03414/FUL – 6 The Maldens** - Proposed single storey rear lean-to extension  
Cllr Tesh proposed 'no rep', seconded by Cllr Dinnie – unanimous for – motion carried
- 6.1.2
  - **20/20/03376/FUL – 1 Bosley Close** - Single storey side and rear extension  
Clarification required regarding 1. Access to rear garden and 2. Concern that during construction builders may stray onto adjacent footway which could cause a safety issue. Sufficient clearance of extension to right of way required.  
Cllr Tesh proposed clarification is sought from Planning Authority for items 1 and 2 noted and revisit at next planning meeting, seconded by Cllr Cox – unanimous for – motion carried
- 6.1.3
  - **20//03303/FUL – 52 Hawthorn Way** - Proposed rear single storey extension to form additional living accommodation. Concern  
Cllr Tesh proposed 'no rep' adding concern that due to the increased hard surfaces (roof and patio), surface water run off should be attenuated, seconded by Cllr Murphy – 5 for – 1 abstention – motion carried

#### 6.2 PLANNING APPEALS

- **20/02067/OUT – Springfield Farm Rise** – Erection of one self build dwelling house. All matters reserved except access. Planning Inspectorate ref APP/J3720/W/20/3262697  
Cllr Tesh updated committee members on the unavailability of a planning consultant within the time scale required and the need to respond to the Planning Inspectorate by 8<sup>th</sup> January 2021. Discussion on detail of original objection in relation to the submitted application and that the objection is maintained.  
Cllr Dinnie proposed that Cllr Tesh prepares written submission for the Clerk to send to Planning Inspectorate based on previous submission to SDC Planning Authority, seconded by Cllr Westwood – 5 for – 1 abstention – motion carried

#### 6.3 PLANNING AMENDMENTS/VARIATIONS/UPDATES

(Cllr Cox left meeting due to technical issues)

- 6.3.1 • **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 – Amendments: Reduction in scale of first floor extension on south elevation to match 2015 approved scheme (application ref: 15/00116/FUL), Porch area to be flat roofed to match 2015 approved scheme (Application Ref: 15/00116/FUL), Plans amended to show side wall near boundary with number 7 Manor Lane set in from the side boundary (approx 10cm) with roof not overhanging this boundary, Confirmation in Climate Change Checklist that water butts will be incorporated to collect rainwater, 3 parking spaces shown to front of property.  
**CLlr Tesh proposed objection in maintained as matters not addressed by amendment, seconded by Cllr Dinnie – 5 for – 1 abstention (Cllr Cox not present) – motion carried**

(Cllr Cox returned to meeting)

- 6.3.2 • **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. Drainage concerns of engineering re energy dissipation and danger that it will surcharge chamber & flow out at same rate.  
**CLlr Tesh proposed liaison with Phil Wragg (SAFAG) and clarify above with SDC/applicant, seconded by Cllr Kelly – unanimous for – motion carried**

#### 6.4 PLANNING DECISIONS FOR NOTING

- 6.4.1 • **20/02291/FUL – 10 Queens Avenue** – 2 storey side extension – **Permission with conditions**
- 6.4.2 • **20/02368/OUT – 29 London Rd** – Demolition of bungalow and garage and erection of four dwellings and associated works. All matters reserved except access specified in the application – **Permission with conditions**
- 6.4.3 • **20/02949/FUL – 6 Simpson Rd** - Single storey rear extension to replace conservatory – **Permission with conditions**

#### 6.5 OTHER PLANNING/INFRASTRUCTURE MATTERS

- 6.5.1 • **Site Allocation Plan Consultation** – Submission to SDC noted
- 6.5.2 • **13/02571/OUT - S106 Financial Contribution Agreement** in relation to Land at Campden Rd - note receipt and sign. Cllrs noted no indication of indexation on the sums within the S106.

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Committee members agreed to continue after a 5 minute break as approached 2 hours into the meeting. Resumed with all present.

- 6.5.3 • **Chapel View S106** – update re Angela’s Meadow play area. Awaiting further follow up from SDC after confirming that there is no record of an Open Space Agreement having been submitted.
- 6.5.4 • **Housing Needs Survey** – update. Cllr Dinnie liaising with ARC4 and initial questionnaire in draft form
- 6.5.5 • **20/02086/FUL – Clark House, West St** – Change of Use A1 to D1. Request from WCC Highways  
**CLlr Tesh proposed a bicycle rack cannot be readily accommodated but STC will ask SDC to address cycle parking generally within the town, seconded by Cllr Westwood – unanimous for – motion carried**

Meeting closed at 10.00pm. Next scheduled meeting of the Planning Committee: - Monday 25<sup>th</sup> January 2021 at 7.00pm

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