



SHIPSTON-ON-STOUR

EXTRAORDINARY PLANNING COMMITTEE

MEETING Minutes

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MINUTES OF A MEETING OF SHIPSTON ON STOUR EXTRAORDINARY PLANNING COMMITTEE HELD VIA ZOOM
under "The Local Authorities (Coronavirus) Flexibility of Local Authority Meeting (England) Regulations 2020".
ON Thursday 6th MAY 2021 AT 7PM

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

Public: 2 Press: 0 WCC & SDC: 0 Clerk: A. Packer

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

1 **APOLOGIES FOR ABSENCE** – None

2 **DECLARATIONS OF INTEREST** – Cllr Tesh declared a non-pecuniary interest in item 5.1.1 as Taylor Wimpey a client elsewhere

3 **DISPENSATIONS RECEIVED BY CLERK** – None

4 **MINUTES OF PREVIOUS MEETING** – Approval of minutes of meeting held on 22nd April deferred until next Planning Meeting

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

5.1 NEW PLANNING APPLICATIONS

- 5.1.1
- **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.

Presentations and explanations from Alison Clack and Dave Farmer from Taylor Wimpey to explain position on areas of concern raised. Expressed empathy for TC's position to improve the area for residents and outlined their obligations with the junction proposal already having been through public enquiry and the current design agreed by WCC Highways. WCC will only accept a traffic light junction. The speed limit had already been reduced from 50mph to 40mph and that Police were not supporting a further reduction. Cllrs disappointed that WCC have not considered wider area and seemingly ignored the inadequate paths. TW had constraints of planning system not allowing for the changes STC would like, noting it had taken 2 years to secure technical approval. A signalised junction will slow traffic. TW happy to assist STC persuading Highways to improve paths but would have to be separate to the planning process.

Cllrs noted the redesign for point 1 of the original comment [risk of flood] should result in increased capacity for surface water run off and understands that points 2,3, & 4 [speed limit, widening of footpath east, improvement of footpath south] are not within the scope of this application.

Decision as below to withdraw the objection to the application, whilst still having reservations regarding the substandard footway connections at the Sadlers Avenue junction which, in their present configuration, will act as a deterrent to pedestrians and wheelchair users accessing the town's facilities. Pedestrian safety around the approaches remains a concern which STC will progress with Highways separately to the planning process.

Cllr Westwood proposed objection be withdrawn as outlined [above] & that road safety concerns be progressed with WCC outside of the planning process, seconded by Cllr Murphy – 5 for, 1 abstention – motion carried

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

Cllrs still have reservations regarding the practicality of the underground surface water retention tank whilst the existing wing is retained in Phase 1 and during construction of phase 2. Clarification is sought on where the attenuation tank is in relation to the existing building and how surface water will be managed during these phases. The points addressed in correspondence from McLoughlin Planning were noted.

The location of disabled parking was a point of discussion (regarding ease of access to the building entrance) and STC would like to remain closely involved through ongoing consultation as further details develop.

Cllr Tesh proposed that the application is supported, noting the concerns [above], seconded by Cllr Westwood – unanimous for – motion carried

- 5.1.3
- **21/00542/FUL – Silver Birches, London Rd** – Removal of wooden picket fence and wooden pedestrian gate at the front (road-facing) boundary of the house and to replace them with a fence and gate of the same style and dimensions.

Cllr Dinnie proposed no change to previous submission, seconded by Cllr Tesh – unanimous for – motion carried

- 5.1.4 • **21/01296/TPO - Play Area, Ashgrove** - T1- Beech-with in group TPO Ref: TPO/082/007/G2 - Fell
T2- Conifer-TPO Ref: TPO/082/007/t1 Crown raise to 2.5metres (Due 17/05/21).
Noted this is STC maintained land and the request is on STC's behalf.
Cllr Dinnie proposed to support the application as necessary tree work, seconded by Cllr Cox – unanimous for – motion carried
- 5.1.5 • **21/00977/FUL – 6 Green Lane** – Proposed basement (due 17/05/21)
Cllr Dinnie proposed no representation, seconded by Cllr Saunders – unanimous for – motion carried
- 5.1.6 • **21/01196/REM - 29 London Road** - Reserved matters (appearance, landscaping, layout, and scale) pursuant to outline permission 20/02368/OUT for the demolition of a bungalow and garage and erection of four dwellings and associated works (due 24/5/21)
Cllrs noted the objection originally raised on 20/02368/OUT. The committee report at that time suggested there would be opportunity for drainage to be dealt with at a later date with layout, landscape and design, but this current REM application does not include any drainage plans. To be added to submitted comment.
Cllr Westwood proposed objection as overdevelopment of the site, noting the lack of drainage planes [above], seconded by Cllr Tesh – unanimous for – motion carried
- 5.2 **PLANNING APPEALS – None**
- 5.3 **PLANNING VARIATIONS/AMENDMENTS**
- 5.3.1 • **21/00722/FUL – 43 Queens Avenue** - Single storey rear extension (re-submission of application 20/00952/FUL to increase the height by 234mm) The development description has been amended to reflect the addition of the extension.
Cllr Tesh proposed no objection, seconded by Cllr Dinnie – unanimous for – motion carried
- 5.3.2 • **20/02912/VARY - Land Adjacent to Ridgeway London Road** – Review matters addressed by developer
Cllr Tesh proposed withdrawing objection, noting STC welcomes the reduction in discharge rate from 4 to 3.5 litres per second, seconded by Cllr Westwood – unanimous for – motion carried
- 5.3.3 • **21/00542/FUL - Silver Birches, London Road** - Proposed replacement gate (*For information only - Heritage Statement submitted & Drawing Number 04 - existing elevations submitted*) **Noted**
- 5.3.4 • **DISCN/00875/20 – Pettiphers Garage Church Street** – Discharge of condition relating to 17/01920/FUL. Update on stone samples
Cllr Westwood proposed the views expressed by Mr Richardson are taken into account, still wishing to see physical samples on site and ask that the context of neighbouring properties are also considered by the conservation officer, seconded by Cllr Dinnie – unanimous for – motion carried

Clerk to report dangerous state of building as deteriorating and believed had asbestos identified within.
- 5.4 [Meeting approaching 2 hours] - **Cllr Westwood proposed committee meeting to continue, seconded by Cllr Tesh – unanimous for – motion carried**
- 5.5 **PLANNING APPLICATIONS WITHDRAWN**
- **21/00107/FUL - Garage Block, Pittway Avenue** - Following the demolition of existing garages- the construction of 2no. dwellings and associated works - **Noted**
- 5.6 **PLANNING DECISIONS FOR NOTING**
- 5.6.1 • **21/00331/VARY- 28 Manor Lane** -Variation condition no. 2 (Approved drawings) of planning permission - **Noted**
- 5.6.2 • **18/02999/FUL** (Proposed single storey rear extension and first floor side extension). VARY would amend the design of the roof on the approved side extension from two gables to a hipped roof – **PERMISSION - Noted**
- 5.6.3 • **21/01030/TREE - York House 14A Church Street** -T1 silver birch – Fell - **CONSENT WITH CONDITIONS - Noted**
- 5.7 **OTHER PLANNING/INFRASTRUCTURE MATTERS**
- **20/03638/FUL - Bramleys, Darlingscote Rd** – Boundary/extent of works query
New fence appears to extend beyond original boundary and extra gated access added. To be reported to SDC planning enforcement.

Date of next scheduled meeting of the Planning Committee – 7pm Monday 24th May 2021

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