



SHIPSTON-ON-STOUR PLANNING WORKING GROUP Minutes

Council Offices: New Clark House, West Street,
Shipston-on-Stour, Warwickshire, CV36 4HD
Telephone: 01608 662180
E-mail: clerk@shipstononline.org
Website: www.shipstononline.org

September 28th 2015 Minutes

Minutes of a Planning Working Group Meeting held in New Clark House, Shipston on Stour at 7.00pm on Monday September 28th, 2015

Those Present:- Planning Working Group Members; Cllrs M Ferrier, B Cooper, K Perry, P Rathkey, J Warner
Also present: Cllrs I Cooper, A Henderson, V Murphy, D. Scobie, M Westwood

Public: 5 Press: 0 Guests: 5

Introduction

The Chair of the Planning Working Group, Cllr Martin Ferrier welcomed Town Council members, guests and public to an additional Meeting of Shipston on Stour Town Council (STC).

1 **Apologies for absence** Cllrs. Ivens; Saunders and White

2 **Acceptance of Apologies**

Proposed Cllr. Murphy, seconded Cllr Warner – **Vote 9 for 1 abstention – motion carried**

3a **Declarations of Interest** – None received

3b **Dispensations received by Clerk** – None

4 **Planning Matters**

1. NEW PLANNING APPLICATIONS

15/03124/FUL – Mencap, Stour Bank, Hay Meadow – Change of use from D1 Day Centre to C2 Residential
Cllr Ferrier proposed no representation, seconded Cllr Perry – **Vote 9 for, 1 abstention – motion carried**

15/02797/FUL & 15/02798 – George Hotel, High Street – Internal & external alterations to include amended fenestration, extension to rear decking and replacement lantern lights

Cllr Henderson proposed support for the application because it will improve an amenity in the town, seconded Cllr Rathkey – **Vote 9 for, 1 abstention – motion carried**

2. PLANNING APPLICATIONS - REVIEW

15/02435/REM – Springhill, reserved matters – to discuss further information submitted by the architect
Following detailed discussion the architect for the application agreed that subject to SDC approval the developer would make all hard surface areas on the site permeable (to include private driveways and paths).
Mr Wragg, Chair of SAFAG (Shipston Area Flood Action Group) asked that SAFAG had some input into the choice of trees and shrubs that would be planted for betterment of flood mitigation, he also asked that the developer consider adding larger than normal water butts to the properties.

Cllr Scobie proposed that subject to the satisfactory receipt of positive comments from SDC Planning, concerning the changes to the application as discussed, STC would withdraw their previous objection to the application, seconded Cllr I Cooper – **unanimously agreed**

3. PLANNING DECISIONS BY DISTRICT OR COUNTY COUNCIL

15/02253/FUL – 1 Manor Lane – extension and alterations to create first floor to bungalow – Refusal

5

Cala Homes Dan Forrester, representing Cala Homes gave an update on the development of the Old Norgren Site on Campden Road, including:

- The ownership of public open space would not be offered or passed on to the Town Council, Mr Forrester noted that the areas would be looked after by a management company (REMUS), adding that the standards of maintenance were a planning condition and would be enforceable by SDC.
- The trees on the borders of the site are subject to a TPO (Tree Preservation Order), there will also be a tree planning scheme for other areas of the development.
- There are no plans to link the site to the ASL site, the development will be implemented as per the approved application.
- Concerns about run off water are being met by the provision of a dry pond and drainage to the north-west of the site.
- Times scales for the build: Foundation works will commence in January 2016, expected date for completion of show homes is May / June 2016, followed by first completions by August / September. Full completion of the project is planned for Late 2018 / Early 2019.
- There will be 36 affordable homes, market homes will be priced between £200,000 and £700,000
- The path on the outside of the development will be built before all other works commence.
- All vehicles will use the route via the Fosse Way, lorries will be parked within the site at all times, there will be a wheel washing facility, road safety measure will be in place, the name and contact details of the Contract Manager will be forwarded to the Town Council.
- The section of the site allocated for B1 Business use is being marketed for a nine month period, a marketing strategy agreed with SDC is being used.
- There is an S106 allocation of £26,562 for Public Open Space.

The Chair thanked fellow councillors and public for their attendance and closed the meeting at 8.300 pm.

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

Councillor Martin Ferrier
Chair of Planning Working Group, Shipston on Stour Town Council