



SHIPSTON-ON-STOUR TOWN COUNCIL MINUTES

PLANNING COMMITTEE MEETING

Council Offices: New Clark House, West Street, Shipston-on-Stour, CV36 4HD
01608 662180 email: clerk@shipstononline.org

MINUTES OF A MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD AT TOWNSEND HALL ON MONDAY 26TH JULY 2021

Those Present: Town Cllrs: P Tesh (Chair), G Kelly, M. Westwood, P. Cox, V Murphy and Mr P Sykes

Public 0 Press 0 WCC & SDC 0 Clerk: E Gilkes

INTRODUCTION – Chair Cllr Tesh welcomed all to a Planning Committee Meeting of Shipston Town Council and Committee were sad to note resignation of Cllr Saunders and would miss her valuable input.

- 1 **TO NOTE APOLOGIES FOR ABSENCE** Cllr J Dinnie and Mr P Wragg
2. **DECLARATIONS OF DISPOSABLE PECUNIARY INTEREST** (Councillors are reminded that, unless that have been granted a dispensation, if they have a Disclosable Pecuniary Interest in any matter as defined by Regulations made by the Secretary of State where the interest is theirs, their spouse or this civil partner's, or is an interest of somebody with whom they are living as a husband or wife, or as if they were civil partners, they may not participate in any discussion of or vote on the matter and must also leave the room for the duration of the matter. They must also disclose the interest if it has not yet been entered on the Authority's register unless it is a sensitive interest) - **None**
- 3 **TO NOTE DISPENSATIONS RECEIVED BY THE CLERK – None**
4. **Minutes** – To approve minutes of Planning Committee Meeting held on 28th June 2021. Proposed by Cllr Westwood and seconded by Cllr Murphy. Approved by 4 votes with 1 abstention
- 5 **PLANNING MATTERS** – all planning applications can be viewed at:
<https://apps.stratford.gov.uk/eplanning/>

NEW PLANNING APPLICATIONS

DISCN/00429/21 Land Adjacent The Ridgeway – discharge of condition 3 materials

The sample stone had been inspected on site and Councillors were content

21/02107/LBC 36 Telegraph Street- Part demolition of existing conservatory, etc
21/02108/FUL

No Representation but support the Conservation Officer's Comments
Motion proposed by Cllr Westwood and seconded by Cllr Cox. Carried unanimously

21/02100/FUL **34 Callaways Road – proposed extension to single garage to form a residential annexe**

No Representation proposed by Cllr Murphy, seconded by Cllr Kelly. Carried unanimously

21/02181/FUL **75 Furze Hill Road – conversion of conservatory into an extension**

No Representation proposed by Cllr Tesh and seconded by Cllr Westwood. Carried unanimously

21/01373/ADV **Tesco Express – amendments to proposed signage**

Council were pleased to note that their previous comments had been taken on board. The revised signage is in navy and more discreet with no illuminations and more sympathetic to the Conservation Area.

No Representation proposed by Cllr Westwood and seconded by Cllr Tesh. Carried unanimously.

In discussion the Councillors again expressed their concern about the unsuitability of the site and problems that they foresee with the development and use.

21/00977/FUL **6 Green Lane – Construction Management Plan**

Council had previously submitted a No Representation comment against this application but have noted the large number of objections lodged by residents. Many anomalies were identified in the Plan submitted and particularly in relation to management of construction traffic, parking for householder and trades, water management, etc.

Objection as Council do not believe possible to complete build without 'harm' to residential area.

Proposed by Cllr Tesh and seconded by Cllr Westwood. Motion carried unanimously.

PLANNING APPLICATIONS WITHDRAWN

21/0465/FUL 6 Campden Road – Construction of a detached dwelling

PLANNING DECISIONS FOR NOTING

21.01241/FUL 19 Berry Avenue – permission with conditions

6. HOUSING NEEDS SURVEY

Request made that a copy be printed for all Councillors and proposed that an informal meeting be held to analyse and present a fuller report to a future meeting.

Arc4 who undertook the Survey to be asked to conduct the Prize Draw and advise winners to Council.

7. OTHER PLANNING/INFRASTRUCTURE MATTERS

- i To Note Progress re request for a pedestrian crossing on London Road** – No report – defer to next meeting
- ii Land Adjacent to The Ridgeway** – to note name suggested by Royal British Legion – Haddon
- iii 39 New Street** – to note decision to withdraw objection
- iv Built Up Area Boundary** - Mr Sykes presented various information relating to issues surrounding interpretation of the Built Up Area Boundaries and particularly protection of the higher more visible levels. Plans referencing this were examined and defined as being “The South Western Boundary of the Reserved Site illustrated on the Policies Map (2.7 Figure 4) of the Neighbourhood Plan is defined as follows: A line between the point where the Public Right of Way (PRoW) across the site enters the ex Taylor Wimpey site and the point at which the 85m AOD contour meets the Hanson Track”

Motion to accept the recommendation that the wording be formally adopted by the Council. Motion was proposed by Cllr Tesh and seconded by Cllr Cox. Motion carried unanimously.

- 8 Campden Road – Affordable Housing** - Issues had been identified relating to the security of the site fencing and various Health and Safety matters had been reported
- 9. Taylor Wimpey Site Turning Head** Issues had been identified with the possible uses of this area once site completed. Proposed that a meeting with developers be organised to discuss
- 10 Crest Nicholson/Oldbitt Road Development – to note progress.** Cllrs Tesh and Dinnie offered to pursue this matter with the developers.

Date of next scheduled meeting of the Planning Committee 7pm on Monday 23rd August 2021 but noted that due to new planning applications an Extraordinary meeting would be required in conjunction with next Town Council Meeting on 9th August 2021