



SHIPSTON ON STOUR TOWN COUNCIL
PLANNING COMMITTEE MEETING
MINUTES

New Clark House, West Street, Shipston on Stour, CV36 4HD
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Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 23rd June 2025**

Those present: Cllrs P Tesh (Chair), J Dinnie, G Kelly, J Williams and non-Cllr member Mr P Sykes

Public: 0 **SDC:** 1 **Clerk:** D. Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE Cllr C Howarth and SDC Cllr O Hatch
2	DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST Councillors are reminded that, unless they 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 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 the meeting held on Monday 28 th April 2025 and Tuesday 27 th May 2025. <u>April minutes – proposed by Cllr P Tesh, seconded by Cllr G Kelly, motion carried unanimously</u> <u>May minutes – Meeting not quorate – minutes approved</u>
5	OPEN FORUM None
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 25/01107/FUL – 63 Nason Way, Shipston on Stour, Warwickshire, CV36 4RL – Conversion of a single domestic garage to create a bedroom and shower room. <u>No Rep – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, motion carried unanimously</u>

	<p>25/01301/LBC – Lloyds TSB, 25 High Street, Shipston on Stour, CV36 4AJ – Proposed ATM and signage removal.</p> <p>A discussion took place between committee members – would this mean instant removal if approved, or removal once the bank is closed – could this potentially bring forward the closure of the bank if the ATM and signage are removed early. It was also mentioned that there has been decreased footfall within the bank, this needs to be challenged.</p> <p><u>Objection – the ATM is an essential service needed for the town and needs to remain in place until there is a sufficient replacement, objection will be withdrawn when a suitable alternative is provided. There is also an unsubstantiated comment on use of the bank. Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, motion carried unanimously.</u></p> <p>25/01153/OUT Springfield Farm Rise, Bosley Close, Shipston on Stour, CV36 4QA – Outline planning application with all matters reserved except for access, for demolition of existing building and erection of one bungalow to meet an identified local need.</p> <p>This application was discussed at length</p> <ul style="list-style-type: none"> - This is now the third application for this property – previous 2 have been declined, one went to appeal and was dismissed - Outside the built-up area boundary – only the access is in the boundary - Surface water run off from the fields behind and drainage is an issue here - Access for emergency vehicles and construction traffic would be an issue <p><u>Objection – proposed by Cllr P Tesh, seconded by Cllr G Kelly, motion carried unanimously</u></p> <p>25/01368/FUL – 14 Nichols Court, Shipston on Stour, CV36 4RU – Single storey rear extension</p> <p><u>No rep – proposed by Cllr P Tesh, seconded by Cllr J Dinnie, motion carried unanimously</u></p> <p>25/00817/FUL – 18 Donnington Road, Shipston on Stour, CV36 4BQ – Proposed two storey and single storey rear, replacement porch and side extensions together with alterations – Discussed retrospectively – decision reached via email, after adjournment of last month’s meeting – No Rep</p> <p><u>Actions –</u></p> <ul style="list-style-type: none"> - <u>D Hardiman to submit responses to the SDC Planning Portal</u> - <u>Cllr P Tesh to draft out a response for objection to planning application 25/01153/OUT – Springfield Farm Rise. D Hardiman to submit.</u>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>25/00526/LBC – Thornton Cottage, 27 Telegraph Street, Shipston on Stour, CV36 4DA – Consent Granted with Conditions</p> <p>25/00817/FUL – 18 Donnington Road, Shipston on Stour, CV36 4BQ – Permission with Conditions</p>

c	AMENDED PLANNING APPLICATIONS None
d	PLANNING APPLICATIONS WITHDRAWN None
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	Chapel View All matters are with SDC Cllr D Passingham – he has chased up the new enforcement and compliance officers at SDC – who are currently working through a back log of work from multiple developments. Will chase up again. Cllr J Dinnie reported that the Chapel View Residents Association have received a timetable from Orbit regarding completion and adoption of roads. <u>Action</u> - <u>SDC Cllr D Passingham to keep in correspondence with Enforcement</u>
b	Oldbutt Green/Crest Nicholson At the last meeting it was suggested that the pathway across Oldbutt Green gets added to the General Purposes Tracker - look into improving the condition of the pathway, as re-seeding has not worked. <u>Action</u> - <u>D Hardiman to ask for this to be added on to General Purposes Tracker for discussion</u>
c	Herdwick Gate/ Herdwick Fold SDC Cllr D Passingham reported that the roads are now in the process of being completed. There are still problems with land drainage and water run off – causing damaged pathways. This matter is with SDC enforcement. <u>Action</u> - <u>SDC Cllr D Passingham to chase up with enforcement</u>
d	Drainage/Sewage Issues Cllr J Dinnie reported that following a successful meeting with the local MP that took place in Cherington, pressure has been put on Severn Trent Water and Warwickshire County Council to focus on drainage in areas at risk of flooding. Another meeting is due to take place on the 11 th July in Cherington
e	Electric Vehicle Charging Cllr J Dinnie reported that there are now 6 EV charging points at the new Ellen Badger Hospital – 1 being used by the Community First Responders.
f	S106 Update No new updates – but it was suggested that this be passed over to the Finance Working Group to look at spending some of this money. STC has also received CIL money payments which need to be spent appropriately <u>Action</u> - <u>D Hardiman to ask for this to be discussed during the Finance Working Group Meeting</u>

g	Neighbourhood Plan Nothing to report
h	South Warwickshire Local Plan Discussion took place regarding multiple developers getting in contact recently with proposed housing developments around Shipston. This is not just happening in Shipston SDC Cllr D Passingham explained that the way in which the housing supply is calculated has changed, meaning we have gone from having a 20year supply to having a 5 year supply, if we fall below a 5 year supply this could lead to these potential developments going ahead, which is why all these proposed developments have appeared. There is a test case currently going through in Stratford, which is similar to those potential in Shipston. Meeting with the developers was also discussed – committee have met with Tilemans lane developers previously and have now had a request from Taylor Wimpey regarding a development on Hanson Avenue. There are other developers that have given information of Public Consultations but no request to meet with Councillors – it was suggested that we reach out to all. Action - <u>D Hardiman to contact developers and arrange meetings with the Council/Planning Committee</u>
i	Reserve Housing Site – Lonestar Nothing to report
j	Consequent Local Projects Cllr J Dinnie reported that there has been an opportunity to register our interests in applying for a grant for improving cycle routes to schools within Shipston as part of Shaping Travel in Shipston. It was decided that yes, we should register our interests in this. Will need to go to Full Council once it reaches Application stage. SDC Cllr D Passingham reported that it may be possible to put a crossing in on the Darlingscote Road/Campden Road junction, it is being looked into and will be applying via the Highways Community Action Fund if able. Action - <u>Cllr J Dinnie to register interest regarding the school cycle routes</u> -
k	DATE OF THE NEXT MEETING Monday 28 th July 2025

The meeting closed at 2105 hrs

Signed.....

Date.....

Cllr P. Tesh (Chair), Shipston Town Council Planning Committee