



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 24th June 2024**

Those present: Cllrs P Tesh (chair), J Dinnie, C Howarth G Kelly, E Liddell, J Williams, SDC Cllr D Passingham

Public: 0 **SDC:** 1 **Clerk:** H Morgan

1	TO NOTE APOLOGIES FOR ABSENCE Non Cllr member Mr P Sykes, Debbie Hardiman (Planning Committee Clerk)
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 28 th May 2024. <u>Proposed by Cllr G Kelly, Seconded by Cllr J Dinnie, 1 abstention, 4 for, motion carried.</u>
5	OPEN FORUM SDC Cllr D Passingham mentioned that the Planning Application for the reserve site has now gone on to the portal, reference number 24/00303/OUT. It was decided that as it is a large application, this will need to go to Full Council, but will need to be discussed at an extraordinary planning meeting beforehand on Tuesday 2 nd July at 7pm.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS 24/01395/FUL – 7 Angelas Meadow, Shipston on Stour, Warwickshire, CV36 4GG – Proposed loft conversion to include insertion of roof lights

	<p><u>No Rep – Proposed by Cllr P Tesh, Seconded by Cllr J Dinnie, unanimous, motion carried.</u></p> <p>24/01411/TREE – Silver Birches, London Road, Shipston on Stour, CV36 4EP – T1 – Yew – cut back in line with hedge. T2 – yew – cut back to clear building by 1 metre, trim back from footpath and gate. T3 – sycamore – pollard at hedge height, 2.5 metres. T4 – unspecified tree – fell leaving a stump 1.5 metres in height. T5 – acer – Fell acer stem retaining red acer tree. T6 – red acer – reduce by 1.5 metres to improve shape.</p> <p><u>Objection – insufficient information, would like to see a site plan, that shows all locations of the trees to be removed and a location plan, it is unclear where the property is exactly. Would also like the applicant to follow the no tree felling until the end of the nesting season. Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried.</u></p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>24/00950/TPO – Walnut Tree Cottage, Furze Hill, London Road, Shipston on Stour, CV36 4EP – Consent for Arboricultural work</p> <p>24/01005/TREE – 8 Church Street, Shipston on Stour, CV36 4AP – Consent with conditions</p> <p>24/00976/FUL – 4 Callaways Road, Shipston on Stour, CV36 4HB – Permission with Conditions</p> <p>24/00021/FUL – 9 Bailey Road, Shipston on Stour, CV36 4RW – Refusal Dave Passingham and Debbie Hardiman to ensure enforcement get involved with removal of the decking that has already been erected.</p> <p>24/00977/AAPA – 4 Callaways Road, Shipston on Stour, CV36 4HB – Prior Approval Granted</p> <p>23/02236/FUL – 13 Donnington Road, Shipston on Stour, CV36 4BQ – Original Application Refused. Went to Appeal – Appeal Reference – APP/J3720/D/24/3341861 – Appeal Dismissed.</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>24/00872/FUL – Medical Centre, Badgers Crescent, Shipston on Stour, CV36 4BD – Amended plans showing a different window for the Medpoint machine. No other changes.</p> <p>23/03228/FUL – The Old Power House, Campden Road, Shipston on Stour, CV36 4DD – Amended plans received showing removal of existing extract ventilation and its proposed relocation through the roof. Description of development has been amended to reflect this. Submission of noise and odour reports, extract ventilation detail, filter specification and maintenance, noise attenuator specifications and ventilation fan specifications.</p> <p>This was discussed previously as a comment was needed before the meeting date, another point was added to the committees objection on the portal.</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p>
e	<p>PLANNING APPLICATION QUERIES</p> <p>24/00727/FUL – 16 Green Lane, Shipston on Stour, CV36 4HG – SDC Planning Officer has been in touch to say that a site plan is now on the portal, no need for floor plan or climate change statement. Asked if committee would re-consider their objection and look through the application once more.</p>

	<p>It was discussed that the committee need some clarification from the planning officer with regards to not needing a climate change statement, as it was committees understanding that it was a requirement for all applications to have one.</p> <p><u>Withdraw Objection, proposed by Cllr P Tesh, seconded by Cllr G Kelly, unanimous, motion carried</u></p> <p><u>Need clarification on what the thresholds are for a climate change statement and an SPD, proposed by Cllr P Tesh, seconded by Cllr G Kelly, unanimous, motion carried.</u></p>
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	<p>Chapel View This has been sent to enforcement. Debbie Hardiman has emailed Tony Chapman from Orbit for an update, received response immediately, stating they are in discussion with Midlands Rural Housing, who own Angelas Meadow Play Area to install additional play equipment, then he will update accordingly. Awaiting the full specification/layout</p>
b	<p>Oldbutt Green/Crest Nicholson Seeding of pathway and bank area next to the play area has been completed by Crest Nicholson. Awaiting for a response from Tim Coates with regards to the SUDS plan. No update from Enforcement with regards to the SUDS plan</p>
c	<p>Herdwick Gate/Herdwick Fold Clifford Place flooding issues are now with Cllr J Dinnie and SDC Cllr D Passingham, Taylor Wimpey to make a site visit Email from Rachel Bristow, all issues seem to be going ahead or plans to go ahead. Discussion took place about pathways to be installed and possible safety issues, Hands Place to Campden Road and Bradley Drive to Campden Road, where path ways go directly onto the road, Warwickshire County Council Highways should pick this up. It was decided that Cllr P Tesh contact WCC and STC Cllr J Barker about this with concerns. SDC Cllr D Passingham to express concerns to enforcement.</p>
d	<p>Drainage/Sewage Issues Darlingscote Road, issues seemed to have reappeared, water running down and across the road, seems to have gotten worse. High School water leak currently with Cllr I Cooper. High school awaiting update from WCC legal department to determine responsibility for the pipe. Pittway Avenue – pool of water reported at the bottom of the ramp to the hub. This has been reported in the past to Stratford District Council by the hub themselves, when this happened before.</p>
e	<p>Electric Vehicle Charging Sebastian Burch has asked for a teams meeting to explore ideas with Cllr J Dinnie.</p>

f	<p>S106 Update SDC Cllr D Passingham has been in talks with WCC with regards to the path at the back of the High School. There is £25,000 with WCC for a pathway, to the east of Sadlers Avenue, he has a meeting on Thursday to discuss this Also, money for a pedestrian walkway over the river. £25,000 for bus stops. SDC Cllr D Passingham to take all three items to meeting on Thursday, to report back at the next meeting.</p>
g	<p>Neighbourhood Plan Nothing to Report</p>
h	<p>South Warwickshire Plan Nothing to Report – SWOT analysis has come back, but will be reported on next time.</p>
i	<p>Ellen Badger Update Variation no longer an active application. 21/00004/FUL is the original application is the only application still active. It was suggested that this is not a planning matter at present item be removed from the Agenda for the time being, as it is an item on the Full Council Agenda. It can be added on again in the future for any updated applications</p>
j	<p>Reserve Housing Site – Lonestar Extraordinary Planning Meeting scheduled for next week to talk through the application that has now been submitted. Ready to present to Full Council for a decision.</p>
k	<p>Cadent Gas Works It was suggested to talk to Highways with regards to signposting when New Street is closed for works.</p>
l	<p>Housing Numbers Update Nothing to Report</p>
m	<p>Trees on Hanson Track Unsure of who owns the actual track, where tree roots are causing issues with a property situated next to the track. Land Registry have said that no one appears to own it, as land has not changed hands for many years. 2 trees that property owner wants to take out. Helen Morgan to ask Bill Robinson, former Town Clerk, if he has any information on who owns land. It was suggested that the insurers to go to Worcestershire Council, as Shipston was previously within the Worcestershire County and they could possibly still have ownership of the land. It was mentioned that if the reserve housing site planning application goes ahead, the track will need to be improved for construction access.</p>
n	<p>DATE OF THE NEXT MEETING Tuesday 2nd July – Extraordinary Planning Meeting Monday 22nd July – Planning Committee Meeting</p>

The meeting closed at 2035 hrs.

Signed.....

Date.....

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