



SHIPSTON ON STOUR TOWN COUNCIL
PLANNING COMMITTEE MEETING
MINUTES

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

Minutes of a meeting of the Shipston on Stour Planning Committee held at Council Chambers, New Clark House on **Monday 24th March 2025**

Those present: Cllrs G Kelly (Vice Chair), C Howarth, J Dinnie, J Williams and Non-Cllr Member Mr P Sykes

Public: 3 SDC:1 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE Cllrs P Tesh (Chair) and J Corless
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 Monday 24th February 2025 <u>Proposed by Cllr G Kelly, seconded by Cllr J Williams, 1 abstention due to absence, 3 for, motion carried</u>
5	OPEN FORUM Jacey Jackson – representing shaping travel, a subgroup of SAFE – Stourvale Action for the Environment. They have studied the recently published Atkins report – shaping travel in Shipston, which was commissioned by Warwickshire County Council – Active Travel group. They acknowledged the good quality of the work undertaken and endorse the recommendations contained therein. Recognising that the implementation of the project requires funding. Jacey provided a summary of findings to the Committee, with regards to re-designing the town centre in section 6.2 and recognising the needs of the wider town and fresh perspectives on these areas in section 7, notably concerning the Gyratory, speed limits and access for all on the main roads. The report outlines three options for Shipston's town centre redesign, emphasizing the need for funding to improve pedestrian safety and accessibility. Jacey reported that

	<p>section 8 summarises the preferred potential approach. Mentioned the Neighbourhood Plan - document 2 – page 53, still stands in principle – these ideas have been developed by the Atkins report – these are now requiring further consultation and action. Summarised that suggestions in The Atkins Report are consequential projects which proceed from the Neighbourhood Plan, a statutory document and suggested that the Town Council urgently needs to know how the WCC highways department intends to prioritize Shipston's needs in their budget for upcoming financial year.</p> <p>A discussion between committee members took place – discussing the need for funding from WCC and how to get it.</p> <p>SDC Cllr D Passingham suggested that we keep writing letters to the County Council from the Shipston Town Council asking why was the money spent on the Atkins Report, when there is no funding to implement it. Also suggested that we get projects and future plans ready, it may be easier to apply for funding.</p> <p>SDC Cllr D Passingham to look into this and report back to Planning Committee at a later date.</p>
6	<p>PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/</p>
a	<p>NEW PLANNING APPLICATIONS</p> <p>25/00362/LBC and 25/00360/FUL - Birmingham House, 8-10 Church Street, Shipston on Stour, CV36 4AP – Change of use from mixed commercial and residential to solely residential use of the whole building, along with creation of rear roof terrace, re-roofing, replacement of render, alterations to fenestration, addition of solar panels and internal and external alterations.</p> <p>Discussion took place between committee members regarding flood defences – there are none and the information is incorrect. There is nothing on the climate change checklist about providing bat boxes and rainwater butts.</p> <p><u>No Objection, but would like to see inclusion of bat boxes and water butts on plans and comment on incorrect information regarding flood defences. Proposed by Cllr G Kelly, seconded by Cllr C Howarth, motion carried unanimously.</u></p> <p>25/00614/LBC and 25/00613/FUL - 50 Sheep Street, Shipston on Stour, CV36 4AE – Proposed single storey rear extension and general repair and decoration to front of property resubmission of previously refused applications 23/02558/FUL and 23/02557/LBC</p> <p>Discussion took place between Committee members regarding previous applications relating to this. Committee had no representation for previous applications so suggest the same response to this application. But would like to see inclusion of bat boxes and rainwater butts.</p> <p><u>No rep – but would like to see the inclusion of bat boxes and water butts on plans. Proposed by Cllr G Kelly, seconded by C Howarth, motion carried unanimously.</u></p>

b	<p>PLANNING DECISIONS RECEIVED</p> <p>25/00178/TREE – 8 Church Street, Shipston on Stour, CV36 4AP – T1 Holly – canopy reduction by 2 metres, to reduce height and address the extent of crown overhang into the rear garden area of the adjacent Library to the north. Works to balance the crown. – Consent with conditions</p> <p>25/00177/TREE - Shalom, 3 Horseshoe Close, Church Street, Shipston on Stour, CV36 4QT – T1 Conifer – Removal – Consent with Conditions</p> <p>25/00132/FUL - 72 Hanson Avenue, Shipston on Stour, CV36 4HS – Proposed conversion of garage to snug, porch extension and rear single storey extension – Permission with Conditions</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>24/00303/OUT - Land at Hansen Farm, Webb Road, Shipston on Stour – amendments -</p> <ol style="list-style-type: none"> 1. Change to the description of development by the removal of the over 55's age restriction component of the proposal. 2. Technical Note by Hub Transport Planning Ltd in response to WCC Highways objection in relation to the access road design <p>Committee discussed that these amendments do not affect Planning Committee's original objection and no changes will be made.</p>
d	PLANNING APPLICATIONS WITHDRAWN
e	PLANNING APPLICATION QUERIES
f	PLANNING APPLICATION APPEALS
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	<p>Chapel View</p> <p>Cllr Dinnie reported that residents of Chapel View have contacted Orbit and various other companies with regards to road adoption.</p> <p>All other matters regarding the Combined Open Space are with Charlotte Dicks.</p>
b	<p>Oldbutt Green/Crest Nicholson</p> <p>Request for a dog waste bin to be placed on Oldbutt Green was sent to General Purposes Working Group to organise.</p>
c	<p>Herdwick Gate/ Herdwick Fold</p> <p>SDC Cllr D Passingham has put in a complaint to the Health and Safety Executive regarding the state of the road. Arguments over who is responsible for this, it was decided that Taylor Wimpy need to get this issue rectified. Reported he has had a response from the MD of Taylor Wimpy – Midlands - to say the matter is in hand.</p>
d	<p>Drainage/Sewage Issues</p> <p>Meeting took place on Teams, nothing new to report here – still waiting on decision on Capital Plan from Severn Trent.</p> <p>Did discover in the meeting that there is a drain going right through the middle of town, heading towards the sewage farm, very deep under buildings.</p>

e	Electric Vehicle Charging Nothing to Report
f	S106 Update Plans for use of monies are being put into place with the Finance Working Group.
g	Neighbourhood Plan We have received a letter from Sophie Gilkes regarding the Open Space at the Ellen Badger Hospital – The Town Council have been offered to utilise some of the space for the benefit of the town. Cllr J Dinnie mentioned the possibility of a play area, allotment sites, space for wildlife/nature along the river, or a community orchard. Jacey Jackson added that after talking to the ecologist that plans are already put into place to restore nature as much as possible. It was agreed that we would need to see what space is available and if we can work to have a space for nature and a public open space area. Cllr J Dinnie to invite Sophie Gilkes to come along and talk us through plans for the area to aid us with a decision on what to do with the area. To invite Jacey Jackson along.
h	South Warwickshire Local Plan Cllr J Dinnie expressed thanks to Mr P Sykes for all his help with submitting the Council's response to the SWLP. Mr P Sykes reported that the next milestone is regulation 19 – looking at October for this. This will be decisions based on feedback received in part 1 of the Preferred Options Consultation. Part 2 release remains unknown at present. A discussion took place between committee members about housing supply numbers and how this applies moving forward, speculation as to whether the overbuild of houses will be included. A further discussion took place, questioning if developers are being discouraged to submit planning applications from developers by SDC. SDC Cllr D Passingham to talk to SDC Planning Department regarding a possible future planning applications
i	Reserve Housing Site – Lonestar This was discussed during Agenda item 6.c
j	Consequent Local Projects Regarding the Atkins – Shaping Shipston Travel. It was suggested that we write to WCC to ask what steps we need to take to secure funding to move forward with projects. Mr P Sykes to help compose a letter to WCC.
k	DATE OF THE NEXT MEETING Monday 28 th April 2025

The meeting closed at 2008 hrs.

Signed.....

Date.....

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