



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 Tuesday 26th August 2025

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

Public: 2 **SDC:** 1 **Clerk:** J Dinnie

1	TO NOTE APOLOGIES FOR ABSENCE Cllrs G Kelly, V Benjamin-Smith, SDC Cllr. O Hatch, D Hardiman
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 28 th July 2025 <u>Proposed by Cllr P Tesh, seconded by Cllr C Howarth, 1 abstention due to absence, 3 for, motion carried</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 25/01819/FUL - 16 Gerrards Road – This extends the lines of the dormer roof to enlarge bedroom 4 over the garage, incorporates part of the garage into a larger kitchen leaving potential utility use of the remainder of the garage by providing auxiliary single-story storage at the other end of the building – <u>No Representation - Proposed by Cllr. Tesh. Seconded by Cllr. Howarth. Passed unanimously.</u>

	<p>25/01409/LBC - 24 Church St. – Discussion – JW had visited and confirmed the damp problem. The damp proofing, sump and pump were all good flood resilience improvements. - No Objection - Proposed by Cllr. Tesh. Seconded by Cllr. Williams. Passed unanimously.</p> <p>25/01788/FUL – 72 Hanson Avenue – Discussion – amenity land was only marginally reduced. – <u>No Representation – Proposed by Cllr. Williams. Seconded by Cllr. Howarth. Cllr. Tesh abstained as he neighbour's the property, 3 for, motion carried.</u></p> <p>25/01810/OUT – Land North of Tileman's Lane – A draft objection paper was provided by Cllr Tesh. Discussion – It was noted that the applicant's planning statement alleged that the NDP should be reviewed every 5 years. However, as the Core Strategy has not altered in that time frame the NDP should not need to. Cllr. Passingham agreed to contact Lydia Caldicott at SDC about any reviews of the core strategy. Action DP. The NDP is now scheduled for review in parallel with the SWLP. There should be a review of actions completed, and progress made. Action PS & PT. It was proposed that the committee should <u>Object to the application for the reasons outlined in the draft objection paper and that this be submitted to SDC in advance of the full council meeting to be sure of arriving in time.</u> <u>Any additional points from other council members can be added then. Proposed by Cllr Howarth. Seconded by Cllr. Williams. Passed unanimously.</u></p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>25/01301/LBC – Lloyds TSB, 25 High Street, Shipston on Stour, CV35 4AJ – Consent Granted with Conditions</p> <p>25/01475/TREE - Gyratory Garden, A3400, Shipston on Stour – Consent with Conditions</p> <p>25/00614/LBC - 50 Sheep Street, Shipston on Stour, CV36 4AE – Consent Granted with Conditions</p> <p>25/00613/FUL - 50 Sheep Street, Shipston on Stour, CV36 4AE – Permission with Conditions</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>None</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>None</p>
e	<p>PLANNING APPLICATION QUERIES</p> <p>None</p>
f	<p>PLANNING APPLICATION APPEALS</p> <p>None</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Chapel View</p> <p>a meeting of resident's association representatives is to be held at NCH at 7pm on 2nd September to allow them to exchange information on items of common interest.</p>

b	Oldbutt Green/Crest Nicholson as above.
c	Herdwick Gate/ Herdwick Fold as above.
d	Drainage/Sewage Issues Cllr. Howarth reported that Darlingscote Road water leak has been fixed again.
e	Electric Vehicle Charging no update
f	S106 Update
g	Neighbourhood Plan Neighbourhood Plan – Cllr. Passingham agreed to contact Lydia Caldicott at SDC about the NDP. Philip Sykes will follow this up. Action DP & PS
h	South Warwickshire Local Plan South Warwickshire Local Plan – The part B consultation is scheduled for later this year, and the Bordon hill result is expected in mid-September
i	Reserve Housing Site – Lonestar Reserve Housing site – Lonestar – no update
j	Consequent Local Projects This is to be reviewed by Phil Sykes as part of his review of the NDP. Action PS.
k	DATE OF THE NEXT MEETING Monday 22 nd September 2025

The meeting closed at hrs.

Signed.....

Date.....

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