



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 28th July 2025**

Those present: Cllrs P Tesh (Chair), C Howarth, V Benjamin-Smith, G Kelly, J Dinnie and non Cllr member Mr P Sykes

Public: 2 **SDC:** 1 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE None received Cllr J Williams and SDC Cllr O Hatch - not present
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 23 rd June 2025 <u>Proposed by Cllr J Dinnie, seconded by Cllr G Kelly, 2 abstentions due to absence, 3 for, motion carried</u>
5	OPEN FORUM A Shipston resident reported that she and a team of others have been behind the social media pages aimed at helping people with their response to the South Warwickshire Local Plan. Reported that they have helped many residents complete the consultation and going forward would like to ensure that information they are sharing to their pages is factually correct. They aim to make sure residents feel listened to and included in what happens with the South Warwickshire Local Plan going forward. Cllr P Tesh reiterated that whilst residents use social media to talk about the South Warwickshire Local Plan this is not the correct platform to get voices heard. They need to be aware of where to post comments and respond to consultations etc.

	<p>The resident responded that is what they are aiming to do with these pages, encourage the correct response. They are the only ones able to post on the page, and they keep an eye on comments, to ensure there isn't any false information posted.</p> <p>Cllr C Howarth commented that residents should be aware that a copy and paste method will not work – if people want to comment on planning applications it needs to be in their own words. SDC will simply throw out copied and pasted comments if they are all exactly the same.</p> <p>The resident agreed and reported that this is a message they are getting across to residents.</p> <p>Councillors mentioned that whilst there are multiple public consultations going ahead with regards to housing developments, there is only 1 official planning application that has gone in at the moment. There may well be more submitted in the future, this is the time to get the residents to object via the planning portal, whilst social media is good for getting the word out, people need to be aware that their objections will come to nothing if not submitted to the correct place.</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>25/01547/FUL – 12 Stratford Road, Shipston on Stour, CV36 4AU – Part demolition of existing side extension, proposed single storey extension to rear, conversion of roof space to accommodation and external alterations including new dormer roofs, rooflights, rendering and replacement doors and windows.</p> <p><u>No Rep – Proposed by Cllr P Tesh, seconded by Cllr C Howarth, 1 abstention, 4 for, motion carried.</u></p> <p>25/01709/TREE – STREET RECORD, Mill Street, Shipston on Stour – T1433 white willow – fell and replace</p> <p><u>No Objection, but would like to note that this is a landmark tree and would like an appropriate replacement on a 2 for 1 basis – Proposed by Cllr P Tesh, seconded by Cllr G Kelly, motion carried unanimously.</u></p> <p>25/01521/OUT – Land North of Darlingscote Road, Shipston on Stour – Construction of up to 102 dwellings with private gardens and garages/parking; provision of a vehicular access onto Darlingscote Road; and provision of new roads, public open space and drainage works across the site</p> <p>This application was discussed at length. Cllr P Tesh produced a draft objection and Committee discussed some points that need re-wording.</p> <p><u>Objection for multiple reasons, proposed by Cllr P Tesh, seconded by Cllr G Kelly, motion carried unanimously</u></p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - D Hardiman to submit decisions to the Planning Portal - Cllr P Tesh to draft out an objection for 25/01521/OUT and send to D Hardiman to submit on to the Planning Portal

b	PLANNING DECISIONS RECEIVED 25/01194/TREE – STREET RECORD, Orchard Close, Shipston on Stour, - Consent with conditions 25/01107/FUL – 63 Nason Way, Shipston on Stour, CV36 4RL – Permission with Conditions 25/01368/FUL – 14 Nichols Court, Shipston on Stour, CV36 4RU – Permission with conditions
c	AMENDED PLANNING APPLICATIONS None
d	PLANNING APPLICATIONS WITHDRAWN None
e	PLANNING APPLICATION QUERIES None
f	PLANNING APPLICATION APPEALS None
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	Chapel View A meeting has been set up for all the residents associations to come together and talk through their experiences.
b	Oldbutt Green/Crest Nicholson As above
c	Herdwick Gate/ Herdwick Fold As above
d	Drainage/Sewage Issues Cllr J Dinnie reported that there has been another meeting in Cherington, SAFAG was also present at this meeting, points about sewage etc were made. Cllr C Howarth reported that there is another water leak on the Darlingscote Road, fresh water is running across the road again in the same place as last time. There is also a foul water leak on the Darlingscote Road crossroads – it was unclear if either of these have been reported to Severn Trent Water
e	Electric Vehicle Charging Nothing to report
f	S106 Update D Hardiman reported that spreadsheets have been sorted out and most S106 money has been spent. Only outstanding was amount of money for pitches, but there is plenty of time left to spend this. A payment is still outstanding for S106 allocated for a bridge – this is possibly re-allocated for use on the new Youth Club building – waiting for more details to send to SDC to get this sorted. Cllr P Tesh suggested that this Agenda item can now be removed from the Planning Agenda and can be looked after in the Finance Working Group. Cllr J Dinnie asked the question about CIL payments – where are we at with this?

	D Hardiman responded that the office is now looking into this. This is already on the Agenda for the Finance Working Group – so will remain with them, this is not for Planning.
g	<p>Neighbourhood Plan</p> <p>It was reported that funding may not be available for a new Neighbourhood Plan – we need to start thinking about this. STC will need to budget for this.</p> <p>Committee also discussed that an advert would need to be put in the Forum asking for volunteers to help develop a new Neighbourhood Plan.</p> <p>Cllr P Tesh to bring both of these points up in the next Full Council Meeting for discussion and inclusion in the next financial year's budget.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - Cllr P Tesh to bring this up at the next Full Council Meeting. - D Hardiman to look back through Finance system and find out how much it cost the Council to develop the current plan - SDC Cllr D Passingham to find out the name of the Officer at SDC with responsibility to support the Neighbourhood Plan
h	<p>South Warwickshire Local Plan</p> <p>This was discussed at length earlier on in the meeting – there was a discussion on the timescale for the next stage and committee would like confirmation. It was also discussed if we could ask SDC for a meeting between policy planners and STC to discuss a clear view.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - SDC Cllr D Passingham to ask for confirmation of timescale for the next stage.
i	<p>Reserve Housing Site – Lonestar</p> <p>Nothing to Report</p>
j	<p>Consequent Local Projects</p> <p>Nothing to Report</p>
k	<p>Shipston High School Application</p> <p>A Teams Meeting has taken place between Cllrs C Howarth, J Dinnie and representatives from Warwickshire County Council regarding the issues raised in Shipston Town Council's Objection to the High School Planning Application – 23/03099/PSID.</p> <p>Cllr Howarth reported that issues with drainage and other issues have been addressed.</p> <p>Cllr J Dinnie reported that the pathway link that STC requested is not within the Schools powers, this should be discussed with WCC at a later date.</p> <p>Committee were satisfied with this and voted to withdraw the objection.</p> <p><u>Withdraw Objection – Proposed by Cllr G Kelly, seconded by Cllr P Tesh, motion carried unanimously</u></p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - D Hardiman to email the Case Officer and withdraw the Objection
l	<p>DATE OF THE NEXT MEETING</p> <p>Tuesday 26th August 2025</p>

The meeting closed at 2105 hrs.

Signed.....

Date.....

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