



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 23rd September 2024 at 7 pm**

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

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

1	TO NOTE APOLOGIES FOR ABSENCE Cllr G Kelly and SDC Cllr D Passingham
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 Tuesday 27th August 2024 <u>Proposed by Cllr P Tesh, seconded by Cllr J Williams, 1 Abstention, 4 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 24/02158//FUL – 34 Telegraph Street, Shipston on Stour, CV36 4DA – Replacement of slate catslide roof with flat roof and addition of dormer window to pitched roof Discussion took place about the appearance fitting in with the surrounding properties and doesn't stand out and as the works are to be on the rear of the property, this doesn't effect the conservation area.

No Rep – Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried

24/02177/FUL – 1 Hawthorn Way, Shipston on Stour, CV36 4FD – Conversion of a detached double garage to ancillary accommodation

Discussion took place as to what is the purpose of this application, will it be an extension of the property, or will this be an independent dwelling for residential or commercial use. Committee decided to object until more information is given regarding this query.

Objection – Committee would like to know will this be an independent dwelling for commercial or residential use or will it be part of the existing property. Proposed by Cllr P Tesh, seconded by Cllr J Williams, unanimous, motion carried

24/01444/LDP – 29 Parsons Close, Shipston on Stour, CV36 4JS – Replace flat roof and add a roof lantern to single storey extension. Extension built in 1983 (83/00410/FUL)

No Rep – Proposed by Cllr P Tesh, seconded by Cllr C Howarth, unanimous, motion carried

24/02208/TPO – Street Record, Norgren Crescent, Shipston on Stour

- 0723 Cherry and 9 no. ash – Fell cherry. Prune out deadwood from nearest row of ash
- 0724 Ash – Prune out deadwood from twin ash
- 0725 Ash – Prune off co-dominant stem at 1.5metres leaning over slabbed area
- 0726 Mixed species – Prune to clear garage roof by approx.. 3 metres
- 0727 8no. ash – Prune out deadwood over play area
- 0728 5 no. ash and cherry – Prune out deadwood in ash trees around play area. Fell dead cherry.
- 0729 10 no. ash and alder – Prune out deadwood in ash around play area. Coppice dying alder at approx.. 2 metres
- 0730 alder and 3 no. ash – Fell dead alder. Prune out minor deadwood in ash over seating
- 0731 3 no. ash – Prune out deadwood around play area
- 0733 Oak and ash – Prune off 5 no. lowest branches on asymmetric oak. Fell dying ash.

Discussion took place about where these trees actually are as there are no supporting documents on the portal. Committee decided to submit an objection and query why there is no location plan, map and tree survey.

	<u>Object – Insufficient information provided, no map, location plan or tree survey. Proposed by Cllr P Tesh, seconded by Cllr J Corless, unanimous, motion carried</u>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>24/01674/TREE – The Old Coach House, 21 Telegraph Street, Shipston on Stour, CV36 4DA – Consent with Conditions</p> <p>24/01832/TREE – Threeways Greenfields Close, Shipston on Stour, CV36 4HA – Consent not needed as it is outside the conservation area.</p> <p>24/00407/ADV – National Farmers Union 2 – 3 Sheldon House, Sheep Street, Shipston on Stour, CV36 4AF – Consent granted 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>New owners of Shipston Building Supplies have been in contact – they are looking to install a fence on the entrance boundary and are seeking advice – do they need to submit a planning application?</p> <p>This was discussed by Committee – yes, they will need to submit a Planning Application to SDC. Debbie Hardiman to reply to them and advise to contact Stratford District Council.</p>
7	OTHER PLANNING/INFRASTRUCTURE MATTERS
a	<p>National Planning Policy Framework Consultation</p> <p>This was discussed at length at the previous meeting. A draft response has been written out and circulated. All Committee are happy with the response and will be submitted by Debbie Hardiman</p>
b	<p>Chapel View</p> <p>An email has been received from Tony Chapman from Orbit, asking if the Council approve the changes on the plan sent through and if the Town Council accept responsibility for the management of the new play equipment.</p> <p>It was discussed that the equipment has changed from what was originally agreed (climbing wall has been removed and replace with adult exercise equipment) and committee would like it changed back to the original plan. The Town Council would also not accept the management of the new equipment as this was set out in the 106 agreement that maintenance would be carried out by their management company. Council currently maintain the existing equipment, but not the green space.</p> <p>Cllr Dinnie would also like it mentioned that the plan submitted to us has not got full details on, would need to see placement of bins, benches and greenery and placement of paths etc.</p> <p>Debbie Hardiman to contact Tony Chapman and relay all of this information.</p>
c	<p>Oldbutt Green/Crest Nicholson</p> <p>Nothing To Report – this is with enforcement. Will get an update from Dave Passingham at the next meeting</p>

d	<p>Herdwick Gate/Herdwick Fold Residents association is now set up and running. Rachel Bristow from Taylor Wimpey will be visiting them on the 15th October.</p>
e	<p>Drainage/Sewage Issues Blocked drains have been reported on Church Street. No new issues</p>
f	<p>Electric Vehicle Charging Nothing to Report J Dinnie still looking at possibilities for a charging point on Council land</p>
g	<p>S106 Update Nothing to report</p>
h	<p>Neighbourhood Plan Nothing to report</p>
i	<p>South Warwickshire Plan Nothing to report</p>
j	<p>Reserve Housing Site – Lonestar Nothing to report</p>
k	<p>Cadent Gas Works Callaways road being worked on currently Greenfields Close works to come in October Church Street to come</p>
l	<p>Housing Numbers Update Nothing to report – will be removed from Agenda for the time being</p>
m	<p>Sainsburys Application Discussion took place about The Council’s response to this application. There has been some confusion with regards to our response. When our comment was submitted, it was put through as a support, as voted in the April Full Council Meeting, but in retrospect it should have been put in as a holding objection until issues raised within the comments were resolved. The Council voted to support the application in principle, but until answers to concerns raised are dealt with, this will be put through as an objection. The response has since been moved to the superseded section after the planning officer was contacted by a Councillor. A response needs to be re-submitted. Discussion took place as to whether to change the response to object rather than support. Committee then voted to change the response</p> <p><u>Change the from Support to Object, proposed by Cllr P Tesh, seconded by Cllr C Howarth, unanimous, motion carried</u></p> <p>Debbie Hardiman to contact the Planning Officer in charge, Victoria Kempton, and explain the situation. All future changes to be made by the office only and not by individual Councillors.</p> <p>A discussion then took place about multiple documents added to the portal, Committee decided that this does not change anything raised in original comment, so response will remain the same.</p>

n	DATE OF THE NEXT MEETING Monday 28 th October 2024
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The meeting closed at 2110 hrs.

Signed.....

Date.....

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

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