



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 26th February 2024.**

Those present: Cllrs P Tesh (Chair), G Kelly, J Dinnie, C Howarth, and Non-Cllr Mr P Cox and Mr P Sykes.

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

1	TO NOTE APOLOGIES FOR ABSENCE SDC Cllr Dave Passingham Cllr P Tesh advised that Cllr B Cooper has had to step down as a councillor, but is hopeful that we can utilise his experience and knowledge in the future.
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 22 nd January 2024. <u>Proposed by Cllr Dinnie, seconded by Cllr Tesh, unanimous, motion carried.</u>
5	OPEN FORUM No public presence.
6	PLANNING MATTERS – all planning applications can be viewed at: https://apps.stratford.gov.uk/eplanning/
a	NEW PLANNING APPLICATIONS

	<p>24/00154/FUL – Shipston Business Village, Tilemans Lane, Shipston on Stour, CV36 4FF – Erection of 8 commercial units in two terraced blocks of four for class B2, B8 and E(g) use, with associated works.</p> <p>Discussion ensued throughout the committee group. Concerns were raised on a few issues with regards to this application.</p> <ul style="list-style-type: none"> - Parking, the minimum of 4 spaces to be provided for each unit, meaning overflowing onto Tilemans Lane and other businesses or residential areas. - The site layout states it is set out for a maximum 10m HGV, would like to know how this will be controlled with deliveries and such using larger lorries. - Only provision for one bicycle storage per unit - Concerns over extra traffic congestion onto Tilemans Lane, especially during school hours - No mention of HGV routing agreement, worries it would add further congestion to the smaller roads off of Tilemans Lane, Station Road, Watery Lane, Mayo Road - No reference has been made to the Darlingscote Road Junction and added congestion this may bring. - No adequate Drainage Proposal - Light Pollution from high level windows in the evenings. - No mention of the outside of the building, will it blend in with the rural setting surrounding - No reference to the possibility of a Sainsburys being added to the opposite end of the industrial estate and possible impact this could have <p><u>Object Application – Pending further information given regarding raised concerns. Not objecting to the principle of the development or local employment, development of the site is not an issue. Proposed by Cllr Tesh, seconded by Cllr Dinnie, unanimous, motion carried.</u></p> <p>A statement will be drawn up and sent via the SDC portal, requested that Dave Passingham be copied into the statement.</p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>23/03302/PIP – Land Adjacent, Wil Haven, Darlingscote Road, Shipston on Stour – Refusal</p> <p>23/02498/FUL – Land Between 50 and 52 Stratford Road, Shipston on Stour – Permission with conditions</p> <p>23/03445/FUL – 9 Callaways Road, Shipston on Stour, - Permission with conditions</p> <p>23/03406/FUL – Custard Cottage, 39 Telegraph Street, Shipston on Stour – Permission with conditions</p>
c	<p>AMMENDED PLANNING APPLICATIONS</p> <p>None</p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>None.</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>

a	<p>Chapel View</p> <p>Debbie Hardiman has made contact again with Orbit on behalf of the Planning Committee, regarding to the Open space specification, received response stating they have an email drafted out ready to send, but are awaiting final details from the equipment provider.</p> <p>Dave Passingham to chase up enforcement with regards to this and the connecting walkway.</p> <p>Suggested that we email Orbit again, copying in Dave Passingham and Rajinder Reddi.</p> <p>Bus Shelters – questioned if this has been chased up, a draft email was sent to Clerk to send to WCC Highways, Michael Rogers, Jo Baker and SDC enforcement. This has been sent.</p>
b	<p>Oldbutt Green/Crest Nicholson</p> <p>Crest Nicholson have responded that they are not going to do anything with regards to this as it is our piece of land. Discussion ensued as to whether this was now a General Purposes matter. Do we continue argument with Crest Nicholson, or do we take responsibility. It was decided that contact should be made again to Crest Nicholson to make good the land they disrupted during installation of pipe and gateway. Possibility of getting the strip of land raised slightly and re-seeded.</p> <p>Cllr Dinnie to draft something out to send to planning committee, then to be sent to Crest Nicholson as a last effort to get some action.</p>
c	<p>Herdwick Gate/Herdwick Fold</p> <p>Reported that some work has been done here, landscaping in front of Hands Place, putting a rail around the edge, with no walkway through for residents to use, they are having to walk all the way around the estate. Land is owned by Taylor Wimpey.</p> <p>Decided that the best way to go about things would be to contact the planning officer about a footpath.</p> <p>Cllr Dinnie mentioned another problem near the track that connects Cala site to Taylor Wimpey site. Reported that there are huge mounds of top soil. Believes this area was supposed to be landscaped. Residents have expressed it is an eyesore and would like it fixed. They also reported problems of surface water run off, French drains are being overwhelmed by heavy rainfall.</p> <p>Reported that Brian cooper was dealing with this prior to him stepping down, decided that we need to have contact with him to see where we are at. Information to be passed on to Debbie Hardiman to create some sort of tracker, similar to General Purposes, to keep all concerned updated on all communications.</p>
d	<p>Drainage issues</p> <p>Another meeting coming up on 19th March on teams</p> <p>Cllr Howarth reported that some works have been done on the Darlingscote Road, he has gone up to have a look and has taken photos of what they have done. A channel in the grass verge has been dug, about 10meters down from the gateway, seemingly trying to divert water into the ditch. Also, a little further up a gully has been created to deal with the surface water from the field.</p> <p>Hay meadow – Cllr Howarth has reported there have been emails from the High School to say they are not carrying out any works on the hydrant. Cllr I Cooper has been emailing as well to say that this is a continuous problem, and will be contacting WCC education to inform them. A gate will be put into the fence, to access the</p>

	hydrant that sits on the High School land. Hydrant currently sitting in a flood of water and a constant flow of water down Hay Meadow.
e	The Hub – cycle/footpath link from new estates to The Hub/High School. This item is to be removed from the Agenda.
f	Electric Vehicle Charging Nothing to report. Discussion on where to go and how to move forward, who needs to be involved and where to put them.
g	S106 Update Cllrs Tesh and Dinnie to meet to go through S106 documents at New Clark House. Debbie Hardiman has been through the SDC planning portal on behalf of the Planning Committee and found a few documents for them to go through.
h	Neighbourhood Plan Nothing To Report. Can we carry over shaping of travel of the town centre from current plan to new plan. How far are we with the current plan? Needs discussing, to report at the Annual Town Meeting on the 29 th April.
i	South Warwickshire Plan Nothing To Report.
j	Project funding wish list for next 3 years Reports from finance working group that money is put aside for the Neighbourhood plan and further funding is available. Brian Cooper had a lot to do with this in previous plan, discussion to contact him when it comes to looking into this.
k	Ellen Badger Update Cllr Dinnie reported that SDC Cllr Dave Passingham put in a freedom for information request, asking to publish the bed review, ICB have come back with a no. Dave has appealed, but it has come back and upheld the ICB's decision not to release the information. We have gone to WCC who are responsible for what's going on and asked what is going on with regards to services etc.
l	Sainsburys Proposal Nothing to Report
m	Reserve Housing Site No sign of application on SDC portal. Reports of an application from Lonestar, but we haven't been asked for a consultation yet. SDC possibly seeking further information before it goes onto the portal for consultation. Queried if SDC Cllr Dave Passingham could look into this to see if there is any further information he can provide us with This will have to go to Full Council meeting, or call an extraordinary meeting when/if it does go through.
n	DATE OF THE NEXT MEETING Monday 25 th March 2024

The meeting closed at 2045 hrs.

Signed.....

Date.....

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