



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 October 2024 at 7pm**

Those present: Cllrs P Tesh (Chair), G Kelly, C Howarth, J Dinnie, J Corless, J Williams, SDC Cllr D Passingham and non-cllr member Mr P Sykes

Public: 0 **SDC:** 1 **Clerk:** D Hardiman

1	TO NOTE APOLOGIES FOR ABSENCE SDC Cllr O Hatch
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 Monday 23 rd September 2024 <u>Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, 1 abstention, unanimous, 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 24/02638/DDT – Orchard House, 61 New Street, Shipston on Stour, CV36 4EW – T1 – Scots Pine – Fell (Dead. Replacement tree planting required) – information only as this is a dead/dangerous tree and no need to go through the application process.

	<p>24/02656/TREE – Little Sheldon Houser, 12 New Street, Shipston on Stour, CV36 4EN – T1 – Cedar – Remove</p> <p>It was discussed that a replacement tree will be planted when works are carried out</p> <p><u>No Objection – Proposed by Cllr P Tesh, seconded by Cllr J Dinnie, unanimous, motion carried</u></p>
b	<p>PLANNING DECISIONS RECEIVED</p> <p>24/01903/FUL – Shipston Pre School CIC Ltd. Badger Valley Children’s Centre, Tilemans Lane, Shipston on Stour, CV36 4HP – Permission with Conditions</p> <p>24/02177/FUL – 1 Hawthorn Way, Shipston on Stour, CV36 4FD – Permission with Conditions</p>
c	<p>AMENDED PLANNING APPLICATIONS</p> <p>24/02208/TPO – STREET RECORD, Norgren Crescent, Shipston on Stour – Tree report and location plan added on to the portal</p> <p><u>Change to No Objection – Proposed by Cllr P Tesh, seconded by Cllr J Corless, unanimous, motion carried</u></p>
d	<p>PLANNING APPLICATIONS WITHDRAWN</p> <p>24/01444/LDP – 29 Parsons Close, Shipston on Stour, CV36 4JS – Replace flat roof and add a roof lantern to single storey extension</p>
e	<p>PLANNING APPLICATION QUERIES</p> <p>Cllr P Tesh mentioned that the Planning Application for The Old Powerhouse in Shipston on Stour – 23/03228/FUL – is going to Stratford District Council Planning Committee for decision on 6th November. Cllr Tesh will be attending the meeting to object on behalf of The Town Council.</p>
f	<p>PLANNING APPLICATION APPEALS</p> <p>None</p>
7	<p>OTHER PLANNING/INFRASTRUCTURE MATTERS</p>
a	<p>Chapel View</p> <p>More contact from Orbit regarding the combined play area on Angelas Meadow. Orbit have questioned again if the Council will take ownership of the new play equipment. Council have responded that responsibility lies with the management company, not The Council as stated in the S106 agreement. Council will continue to be responsible for the existing play area, but it is believed the grass area and new equipment should be maintained by Midlands Rural Housing.</p> <p>This subject seems to be going round in circles, SDC Cllr Dave Passingham to chase this up and escalate further</p>
b	<p>Oldbutt Green/Crest Nicholson</p> <p>SDC Cllr Dave Passingham has been in contact with Crest Nicholson with regards to repair of the crumbing bank, it was scheduled for repair on the 7th October, but no works have been carried out as of yet. Dave to chase again.</p> <p>Other issues in the area include the following:</p> <ul style="list-style-type: none"> - Roads are waiting for an update from the adoption manager of Warwickshire County Council, now up to standard.

	<ul style="list-style-type: none"> - SUDS drainage management plan, they are saying its complete, but there are still issues with flooding on the roads. - The wrong plants have been put in, which has resulted in half of them dying off: Crest Nicholson to contact the landscape contractors about this, but no response as of yet - Street lights are flickering – residents have complained but had no response <p>SDC Cllr Dave Passingham to follow up with Crest Nicholson regarding these issues and the crumbling bank.</p>
c	<p>Herdwick Gate/Herdwick Fold</p> <p>A ditch is being dug, to ease flooding issues around properties in Clifford Place Any other issues are being dealt with by the Residents Association</p>
d	<p>Drainage/Sewage Issues</p> <p>Issues with flooding from the Culvert that runs under the boundary of Oldbutt Green, flooding residents' grounds and shared driveways. Heavy rains in September meant that the Culvert became overwhelmed, not blocked – downstream pipework couldn't cope – Culvert filled up and spilled onto roads and driveways.</p> <p>SDC Cllr Dave Passingham suggested that, following on from an email received from Severn Trent, where it was admitted that the existing network is not good enough: they know what to do, but need the funding to do it, a letter is drafted out from SDC Cllrs D Passingham and O Hatch and Shipston Town Council to Severn Trent Water, emphasising the issues with drainage within the area and urge to get them sorted.</p> <p>Attenuation basins also appear to not be doing their job, as they always seem empty.</p>
e	<p>Electric Vehicle Charging</p> <p>Warwickshire County Council have asked to identify areas suitable for on street EV parking pays. These have been given, suggested outside thirist edition on Church Street, parking area opposite the Coach and Horses on New Street and more spaces further up on New Street.</p> <p>Stratford District Council have talked about installing EV bays in their car parks within the town, no progress has been made, SDC Cllr Dave Passingham to chase this up.</p> <p>Cllr J Dinnie has been doing some research on creating EV parking bays on one of The Town Council properties. He has suggested the Sports Club would be the best place, as it is situated close to the Town Centre. A discussion took place about making a recommendation to Full Council to initiate a project. It was felt that this was a very good idea, but more information regarding costings, plans, etc, would be required before taking it to Full Council. Cllr J Corless offered to make contact with some EV charging companies to gain some more information and quotes.</p> <p>Cllr J Dinnie also reported that this will be brought up in the Joint Sports Working Group Meeting, coming up on the following Monday, to see if these plans would tie in with The Sports Club.</p>
f	<p>S106 Update</p> <p>Nothing to Report – a question was asked about expiry dates on S106 agreements, it was discovered that one runs out on the 27th January 2025. Debbie Hardiman to compile a list of all S106 payments and expiry dates and circulate to all.</p>
g	<p>Neighbourhood Plan</p> <p>Committee member Mr P Sykes reported that he attended a webinar on The Future of Neighbourhood plans. Roughly 90 attendees. Reported that there are around 3000 Neighbourhood plans throughout the country. Planning profession seem to be</p>

	<p>very anti of neighbourhood plans. General advice was that if Neighbourhood plans were mainly blockers not enablers, then they would be doomed, we need to bear in mind that a new plan would need to have a positive view that says we will be doing certain things, but doing them as we would want it, including building of more houses. He mentioned that the Campden Road Developments were very developer led as the core strategy didn't exist. Our voice does count and we have had backing from the Planning Authority when we have needed. If we want this to continue, we will need to put a new plan together.</p> <p>It would be more worthy to put a new Neighbourhood Plan together, rather than update the current one, as it is outdated in a few areas.</p> <p>There is some financial support available for a new plan – approx. £18,000 of professional support, we will need that to complete a new plan.</p> <p>The New Government will be building a lot more house – significant development alongside modes of transport, such as bus routes, train lines etc.</p> <p>Our current Neighbourhood Plan is valid until 2031 – but it took 4 years to develop, so it is worth thinking about getting a team together to start a new plan and involve our local MP from an early stage. A discussion took place as to who we could involve and how we could encourage people to join a team – the last plan worked well without Councillors being involved.</p> <p>It was discussed that a recommendation to Full Council will be worded and put forward for a future Council Meeting.</p>
h	<p>South Warwickshire Plan Nothing to Report – consultation due early 2025</p>
i	<p>Reserve Housing Site – Lonestar Portal still has determination date of 24/09/2024. Discussion took place about the Ransom strip next to Bailey Road. The landowners of the ransom strip are prepared to facilitate access to the reserve site from Bailey Road</p>
j	<p>DATE OF THE NEXT MEETING/ Monday 25th November 2024</p>

The meeting closed at 2105 hrs.

Signed.....

Date.....

Cllr G Kelly (Vice Chair), Shipston Town Council Planning Committee