



# SHIPSTON-ON-STOUR

## PLANNING COMMITTEE MEETING

### Minutes

**Council Offices:** New Clark House, West Street, Shipston on Stour, Warwickshire, CV36 4HD  
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**MINUTES OF A MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD VIA ZOOM**  
under "The Local Authorities (Coronavirus) Flexibility of Local Authority Meeting (England) Regulations 2020".  
**ON MONDAY 28th SEPTEMBER 2020**

**Those Present:** - Town Cllrs: P. Tesh (Chair), P. Cox, J. Dinnie, V. Murphy (via telephone) M. Westwood, G. Kelly & Mr P. Sykes.

Public: 0                      Press: 0                      WCC & SDC: 0                      Clerk: A.Packer

- 1 **INTRODUCTION** – Chair Cllr Tesh welcomed all to the Planning Committee Meeting of Shipston Town Council
- 2 **APOLOGIES FOR ABSENCE** – None
- 3 **DECLARATIONS OF INTEREST** – None
- 4 **DISPENSATIONS RECEIVED BY CLERK** – None
- 5 **MINUTES OF PREVIOUS MEETINGS** - Cllr Murphy proposed that the minutes of the meeting held on 14<sup>TH</sup> September 2020 be accepted as a true and accurate record, seconded by Cllr Tesh – 4 for – 2 abstentions – motion carried
- 6 **PLANNING MATTERS** – all planning applications can be viewed at: <https://apps.stratford.gov.uk/eplanning/>
- 6.1 **NEW PLANNING APPLICATIONS**
  - 6.1.1
    - **20/02245/FUL – 4 The Driftway** - Proposed single storey to front of property  
Cllr Tesh proposed No Representation, seconded by Cllr Westwood – 5 for, 1 abstention – motion carried
  - 6.1.2
    - **20/02291/FUL – 10 Queens Avenue** – 2 storey side extension  
Correction to reference number (mistyped on agenda as 20/022291/FUL)  
Cllr Tesh proposed No Representation, seconded by Cllr Kelly – 6 for – unanimous - motion carried
  - 6.1.3
    - **20/02029/FUL – Ridgeway, London Rd** – Erection of single storey garage on southeast side of existing house (for inclusion subject to notification from SDC)  
Cllr Tesh proposed No Representation, seconded by Cllr Westwood – 6 for – unanimous – motion carried
- 6.2 **PLANNING APPEALS** – none
- 6.3 **PLANNING AMENDMENTS/VARIATIONS/UPDATES**
  - 6.3.1
    - **20/01521/VARY – Land at Campden Rd** (Crest Nicholson) – A change to the proposed materials plan of planning permission 15/00946/REM (Submission of reserved matters [access, layout, appearance, landscaping and scale] for 69 dwellings pursuant to planning permission 13/02571/OUT [Outline application [with all matters relating to access, appearance, landscaping, layout and scale all reserved] for up to 70 dwellings (Class C3) with public open space; landscaping and all associated works, granted on appeal (dated 4 August 2014).  
Cllr Tesh proposed Object on the grounds that timber boundaries to the parking court serving several houses will neither secure nor durable, seconded by Cllr Dinnie – 6 for – unanimous – motion carried
  - 6.3.2
    - **20/02368/OUT – 29 London Rd** - Outline application for demolition of bungalow and garage and erection of four dwellings and associated work. All matters reserved except for access (update on detail of STC submission).  
Cllr Tesh proposed that the detail of the objection previously agreed be submitted to SDC, seconded by Cllr Westwood – 6 for – unanimous (Appendix attached)

**6.4 PLANNING DECISIONS FOR NOTING – none**

**6.5 OTHER PLANNING/INFRASTRUCTURE MATTERS**

**6.5.1**

- **Housing Needs Survey**

Discussion on the presentations given by 3 companies offering their services. Updated costs requested from each of them for recommendation to council with a view to surveys going out to the public after Christmas

**6.5.2**

- **Local Green Spaces/future house building**

Cllr Dinnie drew the committee's attention to expected requirements from Government for more house building and that South of Stratford will likely be the area considered. The Neighbourhood plan may not protect Shipston and we already lack open space within the town. Cllr Dinnie suggests specifically protecting the land either side of the Hanson Track. Phil Sykes noted that Shipston needs land equivalent to 7 football fields to address the shortfall of open space set out in the Core Strategy, but there is none within the parish.

**6.5.3**

- **River Bridge**

No further updates

**The Chair closed the meeting at 8.57pm. Next meeting of the Planning Committee: - Monday 26<sup>th</sup> October 2020, 7.00pm**

Signed..... Date.....

Councillor Paul Tesh, Chair of Planning, Shipston on Stour Town Council

**Appendix to minutes attached.**

## **Appendix to planning Committee meeting minutes 28<sup>th</sup> September 2020**

Proposed wording of STC Objection

### **Application 20/02368/OUT: 29 London Road, Shipston-on-Stour**

Shipston Town Council objects to the proposed outline application for the demolition of the existing bungalow and the erection of 4 two-storey houses for the following reasons:

- Shipston-on-Stour has already exceeded its housing allocation in the current Local Plan so questions the need for additional housing as those already being built are not being sold.
- The proposed density of development is considered too high for the location and will be overbearing for the adjacent properties and the sports facilities.
- The loss of trees
- The adverse impact from the proposed significantly increased area of hardened surfaces (roofs/paved areas) on the site and the resultant surface water run-off will have on the existing drainage in London Road. There are existing problems with surface water drainage in London Road and downstream towards the outfall into the River Stour with surcharging of the existing system causing flooding which the proposed additional hardened surfaces will exacerbate. If the development is permitted the Town Council request a condition is imposed requiring the developer to attenuate within the site any surface water discharge from the development into the existing public sewers.