



SHIPSTON-ON-STOUR TOWN COUNCIL

AGENDA

Planning Committee Meeting

Council Offices: New Clark House, West Street, Shipston-on-Stour,
Warwickshire CV36 4HD

Telephone: 01608 662180

E-mail: clerk@shipstononline.org

SHIPSTON-ON-STOUR TOWN COUNCIL

To: Cllrs : P. Tesh (Chair), P. Cox, J Dinnie, V. Murphy, S. Saunders, M. Westwood, G. Kelly and co-opted members: P. Sykes; P. Wragg of Shipston Town Council Planning Committee

You are hereby summonsed by the Chair to attend an extraordinary Planning Committee Meeting of the above-named Council, to be held in New Clark House on Monday 10th February 2020 at 6.30 pm.

The business to be transacted at the meeting is as follows: -

AGENDA FOR A PLANNING COMMITTEE MEETING OF SHIPSTON-ON-STOUR TOWN COUNCIL

- 1 TO NOTE APOLOGIES FOR ABSENCE
- 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)
- 3 TO NOTE DISPENSATIONS RECEIVED BY THE CLERK
- 4 MINUTES
 - To approve minutes of Planning Committee meetings held on 27th January 2020 and 3rd February 2020
- 5 PLANNING MATTERS – all planning applications can be viewed at: <https://apps.stratford.gov.uk/eplanning/>

NEW PLANNING APPLICATIONS

- 20/000258/TREE – 6 Redwood Park, London Rd – T1 lime – crown thin by 20% - T2 walnut – reduce by approx. 2.5 metres to previous growth points – T3 lime – crown thin of 20% and reduce 3 limbs overhanging adjacent property by approx. 3 metres - T4 horse chestnut – reduce by approx. 5 metres to previous growth points
- 20/00075/OUT – Springfield Rise, Springfield Farm – Outline permission for the erection of one self build local market dwelling with all matters reserved except access

OTHER PLANNING MATTERS

- Planning Committee study of SDC "Development Requirements Supplementary Planning Document, Consultation on Part V of Climate Change Adaptation and Mitigation" to formulate a response to the draft

DATED THIS 5th February 2020

ALISON PACKER, TOWN CLERK



SHIPSTON-ON-STOUR PLANNING COMMITTEE Minutes

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MINUTES OF THE JANUARY MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD IN NEW CLARK HOUSE, SHIPSTON ON STOUR AT 7.00PM ON MONDAY 27th JANUARY 2020

Those Present: - Town Cllrs: P. Tesh (Chair), P. Cox, J. Dinnie, S. Saunders, M. Westwood & G. Kelly

Public: 1 Press: 0 WCC & SDC: 0 Clerk: A.Packer

INTRODUCTION

Chair of Planning, Cllr Paul Tesh welcomed members to the Planning Committee Meeting of Shipston Town Council (STC).

- 1 **APOLOGIES FOR ABSENCE** – Apologies from Cllr V. Murphy, Mr P. Sykes and Mr P. Wragg
- 2a **DECLARATIONS OF INTEREST** – None
- 2b **DISPENSATIONS RECEIVED BY CLERK** – None
- 3 **MINUTES OF PREVIOUS MEETING (as Planning Working Group)** – held on 23rd December 2019

Cllr Tesh proposed that the minutes be accepted as a true record of the meeting, seconded Cllr Cox - 4 for and 2 abstentions – motion carried.

- 4 **TO ELECT A CHAIR AND VICE CHAIR OF THE PLANNING COMMITTEE**

Cllr Westwood proposed Cllr Tesh be appointed Chair, seconded Cllr Dinnie – 5 for, 1 abstention – motion carried.

Cllr Westwood proposed Cllr Kelly to be appointed Vice Chair, seconded Cllr Tesh, 5 for, 1 abstention – motion carried

- 5 **PLANNING MATTERS** – all planning applications can be viewed at: <https://apps.stratford.gov.uk/eplanning/>

- **NEW PLANNING APPLICATIONS**

20/00020/FUL – 4 Pittway Avenue – Two storey extension, extend and alter porch and erect garden room
Cllr Dinnie proposed ‘no representation’ – seconded Cllr Westwood – unanimous – motion carried

20/00037/FUL – 21 Hornsby Close – Rear single storey extension.

Cllr Tesh proposed ‘no representation’ - seconded Cllr Dinnie – unanimous – motion carried

- **PLANNING DECISIONS BY DISTRICT OR COUNTY COUNCIL**

19/03208/LBC – York House, 14A Church Street - left and relay roof covering, rebuild chimneys, repair roof timbers and repair dormer window – Consent granted with conditions. **Noted**

- **PLANNING APPLICATIONS WITHDRAWN**

19/03232/TREE - Redwood Park Open Space, London Road. T1 lime – remove major limb with decayed scar, remove deadwood – T2 walnut – Fell or reduce to height and spread of 5 metres - T3 lime - fell or reduce 3 limbs where overhanging neighbours property – Withdrawn. **Noted**

Cllr Dinnie advised of a need to discuss Council’s representation to SDC on an additional planning application which was not included on the agenda due to SDC date of notification. Although Cllr Dinnie proposed Council re-affirm the prior objection, Clerk advised that the application in question will have to be deferred to another meeting of the Planning Committee.

- 6 **PRESENTATION BY WILLIAMS GALLAGHER, PLANNING CONSULTANT TO PARTNER CONSTRUCTION**

Matthew Williams and Diane Howcroft presented details of a possible affordable housing project on a site on Campden Road previously earmarked for retirement living. Cllr Westwood noted that the medical centre has an option to buy that

land for 10 years should they choose. Mr Gallagher continued with his presentation, noting the land is available for sale – drawings show 64 units, 45% of which would be for social rent and 55% for shared ownership – a mix of 2,3 and 4 bed properties, all with gardens, some with driveways, none with garages and no specific ‘open space’ within the development. Their proposals included close boarded fencing and a landscaping scheme and the roads being adopted and access to the development from an island which will have already been provided. Flooding factors, archeology, SDC’s consultation on ‘planning requirements in line with climate change adaption and mitigation’, paths and play areas, and areas of local infrastructure for support, discussed. Their client did not wish to build flats and stated that nominations for properties would come from Council’s general waiting lists.

Cllr Tesh thanked Mr Williams and Ms Howcroft for their presentation, after which they left the meeting.

7 PUBLIC CONSULTATION BY STRATFORD DISTRICT COUNCIL ON CLIMATE EMERGENCY

The consultation document is lengthy and is to be circulated to all Councillors for their information. The consultation end date of 21st February requires a decision at the February meeting. Cllr Saunders proposed Cllr Tesh divides the detail of the document between the committee members to be researched then discussed and decided upon at the next Planning Committee Meeting on 10th February 2020 – seconded by Cllr Westwood – unanimous – motion carried

8 UPDATE ON TOWN DESIGN STATEMENT

Cllr Tesh noted that Paul Richardson had sent draft to Phil Sykes. Cllr Tesh will view and update

9 UPDATE ON HOUSING NEEDS SURVEY

With permission of the Chair a member of the public present asked for some background on the Housing Needs Survey.

Cllr Tesh explained that there had been a survey completed in 2014 as part of the Neighbourhood Plan. This was due for updating in 2019. The original one only looked at affordable and social housing needs so the current one needs to be more extensive and cover the full spectrum - as a thorough survey along with an interpretation of the collected information.

Clerk to confirm the funds available in order that Committee can continue to select which companies to invite to a planning meeting to outline their proposals prior to selecting one.

The Chair closed the meeting at 9.04 pm. Next planning meeting: - Monday 10th February 2020 in New Clark House, commencing at 7.00 pm

Signed.....

Date.....

Councillor Paul Tesh

Chair of Planning, Shipston on Stour Town Council



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MINUTES OF A FEBRUARY MEETING OF SHIPSTON ON STOUR PLANNING COMMITTEE HELD IN NEW CLARK HOUSE, SHIPSTON ON STOUR AT 7.00PM ON MONDAY 3rd FEBRUARY 2020

Those Present: - Town Cllrs: P. Tesh (Chair), P. Cox, J. Dinnie, S. Saunders, M. Westwood & G. Kelly

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

INTRODUCTION

Chair of Planning, Cllr Paul Tesh welcomed members to the Planning Committee Meeting of Shipston Town Council (STC).

- 1 **APOLOGIES FOR ABSENCE** – Apologies from Cllr J. BARKER
- 2 **DECLARATIONS OF INTEREST** – None
- 3 **DISPENSATIONS RECEIVED BY CLERK** – None
- 4 **MINUTES OF PREVIOUS MEETING** - held on 27th January 2020 to be approved at next Planning Meeting
- 5 **PLANNING MATTERS** – all planning applications can be viewed at: <https://apps.stratford.gov.uk/eplanning/>

- **PLANNING APPLICATION AMENDMENT**

19/02737/VARY – Chapel View, London Road – Variation of condition 6 of outline permission 13/02360/OUT to allow occupation of 20 dwellings utilising the temporary vehicular access, prior to completion of the permanent vehicular access to the site and associated ghost island.

A previous objection to the application to vary had been made by STC in October and was read out as follows; “Shipston Town Council object to this application on highway safety grounds, due to the high probability of collisions to vehicles waiting to turn right into the site because of the poor vertical alignment, particularly when northbound vehicle speeds have been measured in excess of the speed limit. There is also a lack of adequate street lighting at present”

Discussion ensued regarding the breach which had already been reported to Enforcement after which this current proposal to vary condition 6 and erect a temporary ‘no right turn’ sign prior to the junction has been put forward. This sign does not address the already highlighted concerns for the safety of vehicles. It is Council’s belief that the sign will not be adhered to, drivers will not necessarily see it, or will ignore it and continue to turn right endangering all road users. If they do not turn right they will be making 3 point turns in other junctions along the A3400 which will cause additional hazards and further safety issues. The junction is just inside the 30mph speed limit where traffic is known to exceed the speed limit. A comparison has been made to Ridgeway, which does not have a ghost island, but this is not deemed relevant due to the position and visibility being entirely different.

Cllr Saunders proposed an objection in the strongest terms as an acceptable solution has not been put forward to address the safety concerns as set out - and this needs to be urgently addressed, seconded by Cllr Kelly - unanimous vote – motion carried

The Chair closed the meeting at 7.33pm. Next meeting of the Planning Committee: - Monday 10th February 2020 in New Clark House, commencing at 6.30 pm

Signed.....

Date.....

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