

## **Cherington and Stourton Joint Parish Council Extraordinary Meeting**

### **Minutes of the Extraordinary Parish Council Meeting held on 27<sup>th</sup> March 2025 7.30pm**

Parish Clerk: Dawn Fisher. School Cottage, Burmington, Shipston-on-Stour.  
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**Present:** Cllrs P Townsend (Chair), D Maaz, I Cameron, B Babbage, A Parmenter,  
S Whalley-Hoggins (Stratford District Council)  
D Fisher (Clerk)  
29 members of the public

**1. Apologies:** Cllr J Barker (Warwickshire County Council)

#### **2. Matters arising**

Planning application 23/00597/FUL – Land adjacent to St Johns Road, Cherington  
Eastings 429184 Northings 236766  
Erection of 8 no. Local Need Dwellings and associated works.

Cllr Whalley-Hoggins explained to the Meeting the ownership of the Glebe field has changed which has sparked Stratford District Council (SDC) Planning to resubmit the application for legal reasons, although the existing application still stands in its entirety and all comments remain valid.

There is a long list of people within SDC area awaiting affordable housing.

This meeting has been called to ensure openness and transparency during the planning process.

Members of the public commented:

- That change of ownership may lead to “planning creep” due to absentee owners willingly selling to developers in the future.
- This development may not be for truly local needs. There is ambiguity as to who qualifies as a local person.
- This particular application is not supported by the *majority* in the villages.
- The general consensus is to support social affordable housing but the question has never been asked to support a development on a specific location such as the Glebe.
- The Government have just produced a consultation document ‘Housing and Environmental Land Availability Assessment’ (HELAA) countrywide. The Glebe field has recently been assessed and given two red designations and rejected as suitable for development, whereas the recently put forward Camperdown site was given a green designation and passed through to the second stage.
- The Glebe field is no longer free land due to the covenant and there remains the ongoing flooding and sewage issues. It is irresponsible to encourage building houses until the sewerage and flooding is sorted.
- Whilst Highways reject planning applications due to access, Severn Trent do not reject planning applications.
- The community needs to work through the issues collectively of flooding, the recent SWLP (local plan), Section 106 document, the evidence of need for social/affordable housing, the heritage of the Glebe and local needs.

Cllr Cameron:

The restrictive covenant on the land is not a planning issue. The planning process must run its full course from the original surveys of housing needs, assessment of available sites and many consultations, to the final decision by SDC.

During the consultation period the majority (approx 70%) of comments received by the Parish Council (PC) were in support of the development on the Glebe. The restrictive covenant will stop development, unless it is lifted within the 3 year time limit and only then would it go ahead with no further processes.

The PC agreed in principle to the application, although it was noted there were many concerns about the flooding and sewage, so asked that SDC Planning pay special attention to that and assess that aspect of the development when making their decision.

District Cllr Whalley-Hoggins:

South Warwickshire Rural Housing Association (SWRHA) have spent a huge sum of money in the process so far. Here is local housing for local need.

Cllr Parmenter:

There is a good demographic and we owe it to families in the village [to provide affordable housing].

Cllr Maaz:

We can only work with the here and now, otherwise no progress will be made.

Cllr Babbage:

There is a Section 106 agreement document on the planning application which sets out the rules by which the houses will be allocated. The Sec 106 document accompanying the application is now different to the original Sec 106 submitted regarding local needs. The biggest problem is it doesn't guarantee for local people. How can we ensure it is for local residents only?

It was originally 6 social rents and 2 shared ownerships, and is now 5 social rents and 3 shared ownerships.

Warwick council are no longer adopting the plot so the tenants will be expected to pay service charges.

Conclusion:

The decision is with the planners and is expected within weeks.

One of the reasons for the delay is the covenant being discovered after a lot of money had been spent on the application.

Let the process run its course and we may well start again with another site.

There are many issues that need agreement.

There is now another site within the parish, supported by government consultation. We can take all the positive points from this application and switch it across to the new site.

The majority of residents want social housing in the right place for local needs.

Meeting closed 8.35pm