

MINUTES OF THE EXTRAORDINARY MEETING OF SOUTHAM TOWN COUNCIL, HELD AT THE GRANGE HALL, COVENTRY ROAD, SOUTHAM ON SATURDAY 12TH JANUARY 2013

Present: Councillors: M Gaffney (Chair), J Ward, M Willoughby, C Pratt, J Soni, J Smith, L Tasker, V Shepherd, L Smith, B Thomas & A Forster

In attendance: Mrs D Carro, Mrs D Sanders & Cllr B Stevens

122. APOLOGIES FOR ABSENCE

Cllr L Hewer – Personal
Cllr D Wise
Cllr J Ellard
Cllr J Appleton

123. DECLARATIONS OF INTEREST

Cllr C Pratt	Personal Interest Reason	Planning Application 12/02602/FUL Previously worked for the Library Service
Cllr J Ward	Personal Interest Reason	Planning Application 12/02602/FUL Owns property on Market Hill

124. REPRESENTATIONS FROM THE PUBLIC

All representations stated below are in response to Planning Application 12/02602/FUL, as raised in the Public Meeting on Saturday 12th January 2013. This meeting took place prior to the Extraordinary Town Council meeting, in which approximately 100 members of the public attended.

Mrs R Tresidder – 3 Kineton Road, Southam

Asked the age range, concerned about parking, maintained long term

Orbit Response:

Age 55+, parking has been kept to a minimum, they run an Electric Vehicle Scheme to reduce the number of cars

Ms J Robinson, 10 Park Lane, Southam

What does Extra Care mean? This development will have a knock on impact on Park Lane, narrow road, no off road parking; this is quite an issue and not an insignificant problem

Orbit Response:

The word 'Extra Care' has been changed, this facility is 'Independent Living with Support'

The impact on Park Lane will be looked at again

Mr S Garlick, 80 Linley Road, Southam

This development will cause a lot of disruption, how long is it going to take?

Orbit Response:

Under 2 years, completed by end of March 2015

To limit the impact on the High Street, work vehicles will mainly enter from St James Road/Welsh Road West a travel plan will be put in place

Work/materials will be contained in the site

The Library will be moved on a temporary basis

Mrs S Healey, 55 Banbury Road, Southam

Please can the crocuses planted by Southam in Bloom be protected?

Orbit Response:

Yes we will try or replant

Mr D Cramp, 17 Heather Close, Southam

Are these units for retired people as, 55+ can be still working, are they just for local people

Orbit Response:

It will be restricted to people who have a local connection with Southam, normal age range uptake is 65+

Mrs B Hewer, 32 Orchard Way, Southam

This development will cause major congestion on High Street and Park Lane, can equipment be bought in out of hours, what will be done to mitigate the effect on funerals and weddings at St James Church

Orbit Response:

Take 'Green Issues' very seriously, building equipment will be bought in outside critical hours, we will hold 'Meet the Builder' events Newsletters will be sent out to residents throughout the scheme, the builder is part of the 'Considerate Contractor Scheme', telephone numbers for public contact will also be published

Mrs S Walton, 19 Little Park, Southam

Would like to reiterate support for the scheme, but this is going to have a major impact on Park lane and Little Park, people park in Little Park to go to work

Mr J Steele, 3 Meadow Road, Southam

Parking is a major problem as the site is elevated, why can't underground parking be considered. Is the Millennium Garden going to be retained?

Orbit Response:

The cost of underground parking is prohibitive

Yes, the Millennium Garden is going to be retained but maybe re-sited

Mrs R Hallam, 9 Banbury Road, Southam

If public parking spaces are going to be used by site workers, where are businesses and visitors to the Town going to park

Mrs J Frith, Warwick Road, Southam

Is the Southam Stories Structure going to be retained?

Orbit Response:

Yes

Mr Hyland, 17 Millholme Close, Southam

It is important that this development blends into the local environment and therefore would like to see the pitch steeper and more acute like next to The Mint and the Dry Cleaners

Orbit Response:

We have tried to ensure it is in keeping with the local environment and will have a look at the 'pitches' again

Ms J Robinson, 10 Park Lane, Southam

I have personal concerns regarding this development as my cottage backs onto it. I have found the presentation very useful, I have concerns over the height and proximity as my cottage is in a dip, so it is going to feel very enclosed and no skyline. At the moment I have access to my rear garden and I need reassurance that I will still have access to my rear garden

Orbit Response:

Access to your rear garden is guaranteed

Victor Hodges is also in a dip

The minimum distance from your property to the development has to be a minimum of 25m face to face

Mr Gillard, 22 Sycamore Grove, Southam

Would like to see the development incorporate Blue Lias Stone to match The Mint and the Chemist

Mr L Gale, 64 Stowe Drive, Southam

Park Lane is very congested it needs widening and rounded off to the High Street, please consider it

Orbit Response:

Have considered widening, the layby for services can be used as a pull in area

Mr D Foster, Warwick Place, Southam

Who will own the final building? Concerned that at the moment there is Public Land for Public Use and this needs protecting

Orbit Response:

The building will be owned by Orbit and the land that is currently owned by WCC will remain so but it will be leased to Orbit

Terms have yet to be agreed

Mr Cramp, 17 Heather Close, Southam

Concerned about traffic, especially on Market Day

Mr J Smith, Warwick Place, Southam

Concerned about available public green space, by what percentage is the green space being reduced by

Orbit Response:

The green space is being reduced by 20% but more community space is being

created, will confirm exact figures

Mr B Thomas, St Mary's Close, Southam

Who owns all of this land, when will phase 2 to be done, when will we know

Orbit Response:

Phase 2 will happen if the Police decide to sell; it will consist of more apartments and some retail

Mrs C Pratt, Flying Fields, Southam

Concerned about the lack of facilities, only two toilets, the Library need their own toilets, what is happening about the Mobile Library

Orbit Response:

The Mobile Library will be garaged at another site

Will seek agreement from Building Control regarding the number of toilets

Mr C Henshaw, 8 Meadow Road, Southam

Concerned about land and public open space, the Draft Core Strategy states there is a deficit of public open space and this needs to be taken into account

Mrs Hyland, Millholme Close, Southam

Concerned that people who are not 'in need' may occupy space that other people might need

Orbit Response:

That the development is 'Independent Living with Support (housing and care needs)' and that applicants have to go through a nomination process assessed by SDC who ensure that accommodation is only offered to people who meet the criteria

Mrs R Tresidder, 3 Kineton Road, Southam

Are you sure the 41 Shared Ownership units will be filled

Orbit Response:

Have decided to reduce it to 30

Mr L Gale, 64 Stowe Drive, Southam

With regards to 'Shared Ownership' will people have the opportunity to own it outright?

Orbit Response:

No never 100%

Mr M Gaffney, 9 Orchard Way, Southam

Very concerned about how much site traffic there will be in the Town and suggested that the Contractors rent a field or a building on the Industrial Estate for the majority of materials to be delivered to and workers to park in order to keep site traffic to a minimum

The following public representations were made at the Extraordinary Town Council Meeting.

Mr L Gale, 64 Stowe Drive, Southam

Due to on-going parking issues in the Town, the Council were requested to consider echelon parking in Coventry Street

Mrs D Reading, 61 Welsh Road West, Southam

Advised that she has a son with learning difficulties and wanted to know whether he could apply for an apartment within this development as it was just what he needed

Mr P Baker-Heyes, 10 Roman Way, Southam

Stated that this development was a great benefit to those over the age of 55 but what about the youth, what are the young people of the town going to get out of it

125. APPLICATIONS FOR PLANNING PERMISSION

i) Council considered the applications for planning permission detailed on the schedule dated January 2013 upon which the Town Council had been consulted by Stratford District Council.

126. BUSINESS WHICH, IN THE OPINION OF THE MAYOR, SHOULD BE CONSIDERED AS A MATTER OF URGENCY

None

Meeting Closed 1.37pm

12/02060/FUL	Mr Graham Spencer (Orbit 2020 Ltd)	Vicotor Hodges, House 2 Park Lane and Southam Library	Demolition of Victor Hodges, Southam Library, No 2 Park Lane and No 7 High Street and the erection of a 75 unit extra care facility with associated facilities (Class 2) / restaurant (Class A3), replacement library and community facilities Class D1 , and community office (Sui Generis) with Associated landscaping , parking and substation	31st December 2012	Southam Town Council supports the development of this site but has serious reservations about certain aspects of this design and plan. An extra ordinary public meeting of the Council will take place on the 12th January 2013 after which Southam Town Council will make detailed comments about the plan. This course of action has been approved and agreed by Stratford District Council Planning Department.
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Southam Town Council is concerned that

- That the library should continue to operate at a Town Centre venue during construction
- That a secure garage for the mobile library should be provided off site
- That provision should be made for Staff Toilets in the Library
- That permission for use of the green open space should remain as at present and that no special permission needs to be sought for each event.
- Provision for access to power points for events taking place on the green open space should be made
- Reduction of green space should be mitigated on Phase two.

- That no decision has been made as to the lessees of the public space and the words 'For Example' should be inserted on the plans where Cardall Collection, Vasa and Mencap are named.
- That the covenant on the Victor Hodges House part of the development restricting the site's use for buildings for care of the elderly be continued.
- That the contractors be required to retain and protect facilities already on the site including the trees protected by TPOs, Southam Stories Sculpture, the Millennium Gardens and the hundreds of bulbs planted amongst the trees.
- That the design and materials used should be sympathetic to the historic buildings in the town centre and that English heritage should be consulted on the use of materials etc.

The concerns of the resident of 10 Park Lane should also be taken into consideration, these are:

'1. Height and proximity of the proposed development to the rear of my cottage My cottage (and my neighbours), sits in a dip and the solid 3 storey nature of the development will offer me an unbroken barrier across the rear of my property which is likely to completely block my view of the skyline.

2. My privacy will undoubtedly be compromised, as currently I am not overlooked at all. The proposed development appears to show a large number of windows directly overlooking my back garden.

3. Access: I need to continue to be able to access my back garden from Park Lane, when I'm gardening, removing rubbish and garden waste. I currently use the existing footpath. Orbit previously promised that this wouldn't be a problem but I don't see rear access to my garden on the current plans.

4. Traffic volume: Park Lane is a narrow almost single lane road in parts and the group of cottages affected by the development have no parking facilities, therefore I have to park overnight on the road. This has become an increasing problem over recent years due to the increased volume of traffic following development of a large new housing estate which has to use Park Lane to get out of Southam to Leamington. It is also exacerbated by school traffic such that I have frequently waited 5 - 10 minutes to get out of Park Lane to go to work. The road is used as a rat run for school traffic to avoid going through the centre of Southam. The addition of 70 new flats will add to this problem since most occupants are likely to own a car and many will still be working. Occupants of the flats will have to use Park Lane to access their homes.

5. Construction traffic will also add to the noise and inconvenience of current road users particularly as they are likely to be large, wide vehicles. How much thought has been given to road management on Park Lane both during this time and for the future safety and wellbeing of all residents on Park Lane. '

During construction and for reasons of safety, the following conditions should be imposed as access to the construction site is via roads generally unsuitable for heavy construction traffic and passes a children centre, school and nursery.

- A car park and a compound on the industrial estate should be used for parking of workers vehicles and delivery of materials. That material should be delivered to site in the smallest vehicles practical and that traffic to and from the construction site should only be permitted between the hours of 10am & 2pm Monday to Saturday inclusive and no site traffic on Sundays. No construction workers should be permitted to park on town

centre Streets or public car parks and working hours especially on a Sunday should be restricted to protect residents from its effects.

- That the hoarding surrounding the site should be placed as far from the pavement as is practical and that its appearance should be attractive in the street scene and that local resident should be protected from noise and light pollution emanating from the site.
- The site to be secured on a 24 hour basis
- That these conditions should be monitored by SDC and the contractors
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Finally, the Town Council is of the opinion that Park Lane in its present form is unsuitable for the extra traffic that the development will create and suggests that WCC should impose a Section 278 to allow for improvements to Park Lane and the junction with Market Hill and that SDC should impose a Section 106 for this development to mitigate the effects on the town centre.