

MINUTES OF THE MEETING OF SOUTHAM TOWN COUNCIL HELD AT THE GRANGE HALL, COVENTRY ROAD, SOUTHAM ON THURSDAY, 28TH JANUARY 2016

Present: In the Chair, Mayor, Councillor J Ward,
Councillors G Oubridge, S Exton, M Brooks, M Connors,
L Ellard, P Jenkins, G Barratt, K Geddes & G Foster

Apologies: Cllr A Crump Personal
Cllr T Bromwich Personal
Cllr G Barratt Holiday
Town Clerk Personal

Absent: Cllr D Hunter
Cllr R Marlow

In Attendance: Mrs D Sanders, Cllr J Appleton,

113. DECLARATIONS OF INTEREST

None

114. REPRESENTATIONS FROM THE PUBLIC

114.1 Mrs M Childs 20 Holywell Road, Southam

Spoke regarding the planning meeting on 24th February 2016. She has been informed that members of the public would not be allowed to speak. She asked who would represent the town?

114.2 Mrs D Smith 20 Springs Crescent, Southam

Spoke regarding i) the dogs on leads restriction in the recreation ground and its enforcement ii) the efficacy of grants for butterfly conservation iii) requested copies of the Councillors declaration of interest forms.

114.3 Mr G White 15 Holy Well Road, Southam

Reiterated the comments made by Mrs Childs regarding elected representatives not being allowed to speak at planning meetings and no consideration being given to the views of local people.

114.4 Mrs J Cripps 5 Rainsbrook Close, Southam

Spoke regarding the proposed Sou3 site on Daventry Road and said it had been described as a garden centre on Stratford District Council website which was misleading as it was a site for 535 houses and that there is no infrastructure for so much building and the roads were already overcrowded.

114.5 Mr B Bromwich, 8 Mill Crescent, Southam

Spoke regarding a PCSO saying at a Southam Town Council meeting that they couldn't use bikes in the winter as it was too cold and asked the Council to find out why the PCSOs couldn't use bikes all year round.

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115. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

i) That the minutes of the meeting held on Thursday 14th January 2016, having previously been circulated, be confirmed and signed by the Mayor.

116. POLICE

None

117. ACCOUNTS FOR PAYMENT

RESOLVED:

That the payment of accounts dated January 2016, totalling £6,938.78 (details attached) be authorised.

118. APPLICATIONS FOR PLANNING PERMISSION

118.1 i) Council considered the applications for planning permission detailed on the schedule dated January 2016 upon which the Town Council had been consulted by Stratford District Council. (details attached)

118.2 ii) Planning Application decisions dated January 2015

Noted

118.3 iii) Planning Committee Meeting Dates

Noted

119. TOWN CLERK'S REPORT

119.1. PUBLIC REPRESENTATIONS

Mr Thomas (Meeting 14th January 2016) was advised that SDC Councillor Crump left the planning meeting on legal advice and that the Deputy Clerk would provide him with a copy of Councillor Crumps written response.

Mrs Childs & Mr White were advised that the Manders Croft planning application decision would be reconsidered by SDC planning committee on 24th February 2016, This is because of the improved land supply figures. That no public representations would be taken as these had already been taken at the original meeting. This information to be confirmed.

Mrs Smith was advised that i) the dogs on leads and dog fouling enforcement issue would be considered at the next ENV meeting ii) feedback regarding the grant given by the previous council for butterfly conservation would be provided to her. iii) that she would be sent copies of Councillor's declarations of interest.

Mr Bromwich was advised that the police would be asked why PCSOs couldn't use bicycles all year round.

Mrs Cripps planning application concerned was dealt with at item 118 and additional comments were noted

120. SOUTHAM FIRST members considered a Street Trading application for a French Market on Sunday 10th April 2016.

RESOLVED

To support this application

121. FOUR NEW BUS STOPS FOR SOUTHAM

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Noted

122. **PEDESTRIAN CROSSING – WELSH ROAD WEST** members considered correspondence from Miss F Richards regarding the provision of a pedestrian crossing on Welsh Road West
RESOLVED
To await the response from Warwickshire County Council to the Town Clerk's letter.
123. **BLOOR HOMES DEVELOPMENT BALANCING PONDS** members were asked if Southam Town Council wished to take responsibility for the adoption and maintenance of three balancing ponds.
RESOLVED:
Not to adopt or maintain the balancing ponds
124. **ROYAL GARDEN PARTY NOMINATIONS**
RESOLVED:
To nominate Councillor Gareth Oubridge to attend.
125. **COUNCIL MEETING DATES**
Noted
126. **CORRESPONDENCE**
- 126.1 **GRANT THANK YOU – SOUTHAM CHURCH AND COMMUNITY PROJECT**
Noted
- 126.2 **THANK YOU TO THE MAYOR & MAYORESS – MRS NINA HAMLETT**
Noted
- 126.3 **GRANT THANK YOU – THE FRIENDSHIP GROUP**
Noted
- 126.4 **DOG FOULING – MR V SHEPHERD**
RESOLVED
To respond to Mr Shepherd and advise that dog fouling is the responsibility of SDC but that STC would consider the matter at the next ENV meeting.
127. **WORKING PARTIES**
Councillor Jenkins informed the Council that he had attended his first Student Council meeting and had agreed that we should provide them with a copy of our agendas and if they wished to say anything about the items discussed they would do so to him and he would report to the meetings.
Councillor Brooks attended CHIEF (Community Hospital Information Exchange Forum) where he was given a walk around of the new wards. The hospital is due to be inspected in March. A discussion also took place regarding mortality rates.
128. **INFORMATION FROM COUNTY AND DISTRICT COUNCILLORS**
- 128.1 WCC Councillor John Appleton
i) Budget next week – continue with plan to save 67million over plan period- children and adult social care to be the priorities

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ii)HS2 Update on Select Committee -WCC has protested vigorously that the proposed cycleway/footpath was too narrow – you are being well represented by the Council Officers concerned.

iii)he welcomed the letter from the student regarding a proposed crossing on Welsh Road West – cost of 80k – this should come from developer contributions.

iv) Councillor Appleton advised the Town Council to seek to be represented on school governing bodies as it may be necessary to influence admission policy.

128.2 SDC Councillor Tony Bromwich submitted a report to Councillors giving his views on the SDC vote to join the combined authority

RESOLVED

To ask our District Councillors to obtain the answers to Councillor Bromwich’s questions and report to back to ENV to keep Town Councillors informed

129. EXCLUSION OF THE PUBLIC FROM THE MEETING

It was moved and

RESOLVED: that pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 the public be excluded from the meeting because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted

130. STAFF SALARIES AND PAYMENT FOR SERVICES

RESOLVED:

To authorise the payment of staff salaries dated January 2016

131. THE PARISH POUND

Members considered the two options put forward and

RESOLVED:

To proceed with option 1

Meeting closed at 9.30pm

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Southam Town Council						
JANUARY 2016 CHEQUE PAYMENTS ISSUE 2						
Item No	Budget Line	Payee	Details	Net Amount	VAT (to be reclaimed)	Gross/Cheque Amount
1	8	CASH	Postage Budget	323.64	0.00	£323.64
2	20	CPRE	Membership subscription renewal	36.00	0.00	£36.00
3	GR	H L Perfitt Ltd	Replacement Headstone Private Doherty (awaiting settlement of insurance claim)	1271.00	254.20	£1,525.20
4	44	E-on	Electricity Street Lights	1786.57	357.31	£2,143.88
5	ER Flood grant	Mrs Denise Sanders	400L Sand bin for storage of sand for sandbags (Employee credit card payment)	183.54	0.00	£183.54
8	8	Inside IT Solutions	Broadband FTTC internet service and monthly support	144.45	28.89	£173.34
9	37	B&S Chains (Midlands Ltd)	Play Equipment replacement parts	545.35	109.07	£654.42
10	37	The Play Inspection Company	Annual inspections of all play areas	315.00	63.00	£378.00
11	39	Mr Jason Goode	Cleaning of 3 Bus Shelters	45.00	0.00	£45.00
12	20	The Open Spaces Society	Membership subscription renewal	45.00	0.00	£45.00
13	47	Voluntary Action Stratford on Avon	December volunteer driver reimbursment	514.30	0.00	£514.30
14	39	Mr Richard Carro	January contract	688.46	0.00	£688.46
15	46	County Waste Recycling Ltd	Churchyard skip exchange	190.00	38.00	£228.00
						£6,938.78

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SCHEDULE OF PLANNING APPLICATIONS B					
SOUTHAM TOWN COUNCIL - JANUARY MEETING 2016					
APPLICATION NO.	APPLICANT NAME	SITE	PROPOSAL	OBSERVATION DATE/COMMENT	Additional Information
15/04305/OUT	Kler Group	Banbury Road Access land East of Southam Bypass, Banbury Road, Southam	Outline application for the erection of 240 dwellings with all matters reserved except for access.	14th Jan 2016 Extended for Council until 29th Jan 2016	See below
15/03618/OUT	Mr J Darling	Lower Farm, Southam Road, Stoneythorpe, CV47 2DL	Outline application for an innovative zero carbon sustainable community of 800 dwellings including live work units, employment land of B1, B2 and B8 uses, mixed use community hub comprising communications and IT centre, local convenience retail unit of 2,200 sqm; up to 1,200 sqm of other A1 retail, A2 financial and professional services, A3 food and drink, A5 hot takeaway, B1 business and D1 Assembly and leisure uses; a primary school; strategic open space; flood mitigation and sustainable drainage areas; ecological mitigation zones, access roads and associated works; Principal means of access from A425 to be determined, with all other matters, internal access, appearance, landscaping, layout and scale, reserved for subsequent approval.	25th January 2016 extended for Council until 29th January 2016	See below
16/00003/FUL	Mr & Mrs Frederick Leaman	12 Holt Leys, Southam CV47 1FP	Proposed erection of a single storey rear extension with hipped roof to provide additional living accommodation for 2 disabled persons	2nd February 2016	No representations
15/04473/OUT	Mr Tom Thornewill	Land between Daventry Road and Welsh Road East, Southam	outline application with means of site access from Daventry Road and Welsh Road East (internal access, layout, scale, appearance and landscaping reserved for subsequent approval) for erection of up to 535 dwellings (use Class C3) a shop with up to 500sqm gross floor space, up to 280sq mnet retail floor space Class A1, a community hall/sports pavilion Class D1 green infrastructure and sustainable urban drainage features, and two childrens play areas and 1.61 Ha of outdoor sports pitches class D2, including demolition of existing agricultural building and all other necessary ancillary enabling works.	3rd February 2016	See below
16/00080/FUL	Mr Jason Keyte	1 Ploughmans Holt, Southam CV47 0EU	Single storey front extension	9th February 2016	No representations
15/04222/VARY	Dr D Burston	Dallas Burston Polo Grounds, Stoneythorpe, Southam CV47 2DL	Outline planning permission for a hotel, new spectator facilities, including corporate boxes, refreshment and sanitary facilities. Business space for equine related business, replacement dwelling for Home Farm, resiting of stabling, and arena building, incorporating grooms/players pavilions, completion of all weather arena, and players pavilion. Alterations to accommodation within existing scoreboards to form 4 no. 2 bedroomed accommodation for players and visitors. Areas for car parking and reconfiguration of existing access on to A425, without complying with conditions 1,9,11,19,21,22,23,24,26 and 27 of planning permission 09/00873/OUT	withdrawal of your objections to the removal of these conditions. We were given incorrect information and the application was for the implementation of the conditions to be staged with each appropriate stage of the development and not complete withdrawal 15th January 2016 Southam Town Council objects to the variation of conditions 1,11,19,21,22,23,24,26,27 for reasons of	Objections withdrawn
New Settlement Proposal Gaydon/ Lighthorne Heath	Formal Draft Supplementary Planning Document	Note to Councillors - Documents are only available on line - see attached		Consultation period 5.00pm Thursday 14th January to 5pm Friday 26th February 2016	Councillors to respond on line individually
15/04232/OUT	Gladman Developments Ltd	Land North of Leamington Road, Southam	Residential development (up to 60 dwellings), access, open space, landscaping and associated infrastructure	15th January 2016	See below

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15/04305/OUT Land East of Southam Bypass

Southam Town Council objects to this application as it is not sustainable.

There is no suitable or safe pedestrian access.

The application is misleading in several respects. The Stowe Drive footway is inaccessible, it crosses the very busy bypass continues up embankment steps and would be impassable for the disabled or pushchairs. This would be the only pedestrian access to the town centre. It is not a safe route to school. The distance exceeds that considered acceptable as a walking route to school in the NPPF.

Priors Meadow too is extremely inaccessible it is over very rough terrain up a steep bank. It is owned by Southam Town Council and would not be available as a pedestrian route.

The mention of the Welsh Road East underpass is completely misleading as the residents of the proposed development would have no access to it.

The construction of an additional roundabout on the bypass would only add to the dangers and difficulties and would hinder the safe movement of traffic around the town. The safety audit says that the positioning of the roundabout on the southbound carriageway is such that drivers may not see the roundabout in sufficient time.

The residents of this estate would be completely isolated from the Southam community and would need to use vehicles to access all facilities thus adding to the congestion and dangers around the schools and town centre.

This site is not included in Stratford District Councils Core Strategy.

This development is not necessary to meet the five-year land supply.

15/03618/OUT Lower Farm, Stoneythorpe

Southam Town Council objects to this proposal for these reasons.

- The proposal does not conform to the proposed Core Strategy.
- The proposal would not contribute to the five-year land supply
- The impact of a development of this on the local infrastructure, including roads, healthcare and schools, is unsustainable
- The proposed site is crossed on its northern border by the proposed HS2 route and there is 'significant potential for the proposed development to conflict with the HS2 proposed scheme in this location'.
- There is a major potential health hazard in the 'village' from audible infra sound and low frequency noise generated by HS2 (Please see the representation from Mr Bransby Thomas on this subject which the town council supports)
- The site is bordered by the Ufton Landfill Site and is in an area susceptible to flooding.
- The site is not suitable for residential use.
- There is no requirement for a further 800 houses in the area

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Southam Council sees no justification for the inclusion of a further 500 dwellings (SOU3 Proposal) on the east side of the bypass. The existing settlements are already disconnected and isolated from the main town, an additional able adjacent development even further away would create an isolated satellite community. Stratford District Council's Core Strategy **Housing Development Policy CS.16 (June adopted plan)**, **Area Strategy Policy AS.7 (Southam) 6.7.3** states *"the bypass whilst diverting traffic between Banbury and Coventry away from the town centre and residential neighbourhoods poses a significant constraint to integrating communities to the east of the road with the rest of the town"*

- There are no suitable safe pedestrian access routes from this satellite development to the town centre that do not require negotiating busy dangerous roads. Therefore, it is inevitable that most journeys to the town centre will be by car and would be contradictory to the sustainability requirements of the NPPF. The walking distance to Southam college and St James school is 1.8km which is significantly above the 1km distance required by the NPPF.
- The public transport services are inadequate for residential areas beyond the bypass or on the fringes of the town.
- The proportion of Southam residents living and working in the town is already low at 33% (2001 census). With the addition of SOU1 and SOU2 and the proposed inclusion of SOU3 the population would further increase by around 40% to somewhere approaching 10,000. This high level of growth in such a short period of time means that inevitably the proportion of residents working in Southam will be further reduced and therefore this satellite development will be a dormitory for commuters working in faraway work places.
- The capacity of local healthcare infrastructure is inadequate to meet the planned residential increase.
- The diversity of Southam's retail sector is currently very restricted as there is a lack of variety of shops in the town centre. It is our opinion that the creation of a general store of 500 Sqm significantly exceeds the needs of 500 houses and therefore undermines the services in the town centre, as inevitably many of the households already cut-off on the east side of the bypass would switch to this large store.
- It is our understanding that Warwickshire County Council has decided that there is no requirement for an additional primary school on this site, therefore it's clear that residents of this satellite development will drive their children to primary schools considering it's not safe for children to make a long walk along busy dangerous roads. This is a further reason why the proposed development is not sustainable.
- Southam town already has a significant deficit of public open spaces, recently worsened by the loss of the Mayfield Road open space due to the Coventry Road new development. The existing proposed new developments for the town will further exacerbate this shortage. Southam Town Council believes it is vital that any further developments of scale, such as SOU3 must come by design with significant additional public open space for the well-being of residents and for safe informal use, as evidenced at the Recreational Ground on Park Lane.
- The proposed implementation trajectory for SOU3 is unrealistic because there is still no house builder on board. The number of projected achievable completions for phase 2 is an insignificant contribution to the five-year land supply when compared to other more favourable sites in the District, which include available brownfield sites.

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15/04232/OUT

Southam Town Council has reconsidered its previous comments on this application in the light of the objections from the Highways Authority and the Conservation Officer. It withdraws those comments and objects to the application on the following grounds.

The site is not included in the Proposed Core Strategy

It does not meet the NPPF walking distance to school requirements

The Highways assessment that it has significant concerns regarding the proposed access arrangements

The Conservation Officers view that the development would result in clear and demonstrable harm

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