

MINUTES OF THE MEETING OF SOUTHAM TOWN COUNCIL HELD AT THE GRANGE HALL, COVENTRY ROAD, SOUTHAM ON THURSDAY, 27th October 2016

Present: In the Chair, Mayor, Councillor M Brooks,
Councillors M Connors, G Barratt, A Crump, K Toner, M Gaffney & L Ellard

Apologies: Cllr K Geddes – Work
Cllr G Foster – Personal
Cllr J Ward – Work
Cllr G Oubridge – Work
Cllr P Jenkins – Personal

Absent: Cllr Exton & Cllr Panton

In Attendance: Mrs D Carro, Mrs D Sanders, Cllr J Appleton & PC J Cramp

Apologies: D. Cllr T Bromwich

86. APOLOGIES
RESOLVED:
That the apologies are accepted

87. DECLARATIONS OF INTEREST
Cllr A Crump Non-Pecuniary Reason
All planning applications
Will not take part in any discussion or resolution regarding any planning application in order that it doesn't compromise his position on the SDC Planning Committee

88. REPRESENTATIONS FROM THE PUBLIC

Cllr A Crump left the room for minute 88.1

88.1 Mr B Burns, 8 Coventry Road, Southam
Spoke regarding his planning application 16/02909/FUL stated that contrary to the Town Council objection their application was compliant with SDC Terracing Guidelines 3.27 & 3.28

Cllr Crump returned to the meeting

88.2 Mrs D Smith, 20 Springs Crescent, Southam
Spoke complaining about Cllr Bromwich not removing his hat at the previous meeting, also complained about how dark it was near The Grange and suggested that solar lights could be installed.

88.3 Mr B Thomas, 9 St Mary's Close, Southam
Spoke about minute 81 & 82, thanked the Council for the invite to ENV regarding HS2, wanted to know about the discussion the Council had regarding the Dudley Taylor – HSBC Planning Application and wanted clarification regarding the SDC Southam Committee motion.

Town Mayor Signature _____

89. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

i) That the minutes of the meeting held on Thursday 22nd September 2016, having previously been circulated, be confirmed and signed by the Mayor

90. POLICE

Advised the following:

- 2 arrests have been made in relation to recent burglaries, burglaries have stopped but theft of other items continue
- Southam will have an ANPR vehicle next week
- PC Cramp to provide the Council with a Newsletter article regarding not leaving keys in vehicles
- On-going issues regarding the road works on the Fosse Way
- All schools have been written to regarding parking

91. ACCOUNTS FOR PAYMENT

Invoices were available at the meeting for inspection

RESOLVED:

That the payment of accounts dated October 2016, totalling £13,584.39 (details attached) be authorised

Cllr A Crump left the room

92. APPLICATIONS FOR PLANNING PERMISSION

- 92.1** i) Council considered the applications for planning permission detailed on the schedule dated October 2016 upon which the Town Council had been consulted by Stratford District Council. (details attached)
- 92.2** ii) Planning Application decisions dated October 2016
Noted
- 92.3** iii) Planning Committee Meeting Dates
Noted

Cllr A Crump returned to the meeting

93. TOWN CLERK'S REPORT

93.1 PUBLIC REPRESENTATIONS

i) Mr Burns was advised that the matter was dealt with under minute 93

ii) Mrs Smith was advised that the Council would discuss the lighting issue at the next ENV meeting.

iii) Mr Thomas was advised the following:

- That due to not being able to get extensions to the response date, it is not always possible to consider all planning applications at the Town Council meeting, that the Council had objected to the Dudley Taylor application and the Council are not aware of what Dudley Taylor plan to do with the current location of the chemist.
- That the Southam Committee was a motion put forward by Southam Ward Members but was not supported by SDC
- That the Council will raise again the matter of S106 to pay for a Burial Ground, that the Town Council will be keeping a close watch on S106 payments to ensure that the money due to Southam is spent in accordance with the legal agreement.

Town Mayor Signature _____

93.2 SOUTHAM CHRISTMAS LIGHTS ASSOCIATION

Members considered correspondence from the committee regarding the current situation with the replacement of the bulbs and cables.

Noted

93.3 TOWN COUNCIL ACCOUNTS – AUDIT 2015/16

Noted

93.4 COUNCIL MEETING DATES ENV DATES

Noted

94. CORRESPONDENCE

94.1 John Turner Festival Committee – Noted

94.2 The Grange Hall Management Committee – Noted

94.3 Southam Civic Ideas Forum – Noted

95. ENV WORKING PARTY REPORT – 13TH OCTOBER 2016

95.1 TOMPKINS CONSTRUCTION LTD – INSIGHT PARK

Andy Tompkins and Steve Bromley (planning consultant) attended to discuss their application for 24 dwellings. Because of some success in delivering discounted housing at Marston Cross and the 5-previous live/work units at Nursery Close the intention is to offer another 24 dwellings of mixed size specifically to residents who may otherwise struggle to afford a market value property or one by other schemes. The land in question is considered not suitable for further industrial development due to narrow aspect, transport access restrictions and lack of demand. The marketing strategy was stated as fluid dependant on STC and SDC preferences which could be for 30% (8 units) offered at a discounted price and an off -site S106 agreement offered, or all 24 units discounted against market value under the agreement in lieu of off-site S106. It was also noted the CML (Council for Mortgage Lenders) does not recognise MV discounted schemes where they are not part of the planning consent.

The council considered these facts when determining its` position on the planning application later in the agenda.

NO RECOMMENDATION

95.2 SOLAR FARM, FIELDS FARM, SOUTHAM – APPLICATION TO AMEND CONDITION 2

James Jenkinson attended to provide information relating to the application revising condition 2. When installed the construction co. TGC Renewables Ltd did so under a temporary arrangement of 25 years (the length of the Government subsidy) to end in 2040 after which time it would be decommissioned and the land returned to agriculture and forestry use. A longer lifespan was not considered, however the management company Foresight, state that after 25 years` efficiency drops to 80% but will still be a significant contribution. Some panel replacement may be required. Extending the lifespan of the farm by another 10 years would fit with the government`s target to reduce carbon emissions by the year 2050.

The council considered these facts when determining its` position on the planning application later in the agenda.

NO RECOMMENDATION

95.3 SOUTHAM FIRE STATION

No discuss took place

95.4 Solar Farm Community Benefit Deed

Town Mayor Signature _____

The council considered correspondence relating to a proposed agreement between TGC Solar Fields Farm Ltd and Southam Town Council by which the council would receive a community payment of £1,000 per annum per megawatt peak of solar capacity for the first 10 years of operation. It's understood this is a standard arrangement energy companies make and the council was asked to consider whether it should enter into it for this period and /or request a longer period. It's believed similar contracts are now moving more towards 15 years.

RESOLVED:

- i) That the council enter into the agreement but request a longer duration of 15 years.**
- ii) The Town Clerk to request information on the megawatt peak solar capacity for the multiplier and check the Town Council conforms with the compliance conditions regarding any District Councillor involvement in the planning process decision making**

95.5 The Holy Well

The council considered a report from Hewer Builders Ltd who with consultation from English Heritage propose a solution to the current problems at the Holy Well. This would involve constructing a drainage channel around the inside of the perimeter wall and removing the trees directly behind the monument wall to reduce leaf debris in the weep holes and stop roots cracking the wall.

RESOLVED:

The Town Clerk to proceed by obtaining a quote for the works.

95.6 THE GRANGE HALL / GRANGE HALL MANAGEMENT COMMITTEE

Following the September Town Council meeting members considered the future of the hall. Councillors unanimously agreed the current Grange Hall building is a valuable and viable asset as it stands that just requires renovating / improving to give it a more up to date appealing feel and re-branding to attract more events, perhaps offering unique services and facilities not available elsewhere in the town.

RESOLVED:

- i) The Management Committee write and deliver a business plan for consideration before any major capital investment is committed. The business plan would need to be approved by the Grange Hall Stewards**
- ii) The Town Clerk to confirm the Grange Hall boundary. Is the peace garden or any of the green frontage under joint ownership?**

95.7 GRASS CUTTING TENDER

Members reviewed the advertising paperwork for the contract which ends on 31st March 2017. The council normally enters a 3 - year contract. Three councillors (one to be the mayor) are required to review tenders and propose to the council which contractor should be appointed.

RESOLVED:

The 3 Councillors to be appointed be Councillors Brooks, Oubridge and Toner.

95.8 CHURCH AND COMMUNITY PROJECT GRANT

S137 Grant Application – Samba Band Grant.

An application for £3000 for a Samba Band was considered at the September meeting, however the matter was deferred pending more information and a breakdown of costs. Now received members discussed the revised text content and full cost breakdown.

RESOLVED:

To defer Item 8 and invite a representative from the committee to an ENV meeting to discuss their grant further.

95.9 CONSULTATION REGARDING SPORTS FACILITIES IN THE AREA.

Town Mayor Signature _____

SDC have appointed a company to undertake a consultation regarding sports facilities in our area and the results will be used to help the Council, sports clubs, governing bodies and other partners to meet the current sport needs of residents and plan for future requirements. The Town Clerk provided a list of her thoughts.

Members gave some thought on other items that might be included for consideration on the questionnaire.

RESOLVED:

That the questionnaire list prepared by the Town Clerk be endorsed with the addition of a possible cycle link from Southam to access the Systrack cycle track route through Bascote and Cubbington.

95.10 Planning Applications

RESOLVED:

See attached

96. INFORMATION FROM COUNTY AND DISTRICT COUNCILLORS

Cllr Appleton advised the following:

- That HS2 has come under criticism regarding effective communication, they currently do not have construction plans
- There is likely to be £15m available through the Compensation Fund to mitigate the effect of HS2 – The mechanism to claim the grant is not yet available
- Encouraged the Town Council to respond to the consultation regarding Capping Precepts and object to the proposals
- Encouraged the Council to respond to the Community Forum consultation regarding its future

Cllr Crump advised the following:

- That SDC are an HS2 Qualifying Authority
- That the Kineton Neighbourhood Plan has been adopted and will hold significant weight
- That due to the Core Strategy the number of Planning Applications that are being received has dramatically fallen

97. 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

98. STAFF SALARIES AND PAYMENT FOR SERVICES

RESOLVED:

To authorise the payment of staff salaries dated October 2016

Meeting closed at 8.37 pm

Town Mayor Signature _____

October ENV

APPLICATION NO.	APPLICANT NAME	SITE	PROPOSAL	Comments
16/00691/OUT	Tomkins Construction Ltd	Insite Park, Welsh Road East, Southam CV47 1NE	Outline application for up to 24 dwellings, together with provision of a sustainable urban drainage system, informal open space and all necessary ancillary and enabling development	Southam Town Council objects to this application as it is not an area identified for housing in the Core Strategy and Southam has already reached its housing quota, however, the Town Council may be minded to withdraw its objection should a S106 be agreed with regards to the dwellings to be offered at a market value discounted price. The developer purports to offer affordable housing, via a market strategy of either 30% of the units at market value discounted price in lieu of an off-site S106. The Town Council would prefer all dwellings to be offered at market value discounted price and would prefer that the two 4 bedroom properties in the outline plan be reduced to 3 bedroom dwellings.
16/02903/VARY	Mr James Jenkinson	Fields Farm, Station Road, Southam CV47 2DH	Variation of condition 2 (time limit for cessation of use) of planning permission 15/00767/FUL (installation of up to 27,480 solar panels supported on up to 409 module tables capable of generating up to 8.8MWp of energy, together with associated equipment to include 9 inverter cabins, 4 communication cabins, switch gear housing, cabling, fencing, CCTV and connection to grid) to increase time limit from 29.06.2040 to 29.06.2050 together with revised wording of condition as detailed within the supporting letter.	No representation
16/03195/LBC	Castle Mound Estates Ltd	The Flat, Bull Inn, Bull Street, Southam	Substitution of floor plans to include minor internal alterations to internal layout (no external changes proposed)	To be referred to the conservation officer for consent.
16/02909/FUL	Mr Ben Burns	8 Coventry Road, Southam CV47 1EB	Single storey front and rear extension and two storey side extension (demolition of existing garage)	
16/02857/FUL	Mr Ben Wilkes	52 Springs Crescent, Southam, CV47 0JT	Two storey side extension	No objection provided policy boundary clearances are adhered to.
16/03081/LBC	Dudley Taylor Pharmacies Ltd	HSBC, Market Hill, southam CV47 0HE	Proposed works to facilitate the change of use of former bank to retail (ground floor) and two flats (upper floors), including alterations, amendment to entrance and single storey rear extension	To be referred to the conservation officer for consent.
16/03080/FUL	Dudley Taylor Pharmacies Ltd	HSBC, Market Hill, southam CV47 0HE	Proposed change of use of former bank to retail (ground floor) and two flats (upper floors), including alterations, amendment to entrance and erection of a single storey rear extension to increase the size of the retail unit.	Objection. No provision has been made in the plan for off-street parking at the rear of the premises to accommodate vehicles for the residents of the flats.

Town Mayor Signature _____

October Town Council

APPLICATION NO.	APPLICANT NAME	SITE	PROPOSAL	OBSERVATION DATE/COMMENT	Additional Information and link to application
16/02875/FUL	Mr & Mrs J Calliman	1 Herdwycke Close, Southam CV47 1GW	Retrospective application for the erection of new boundary wall and change of use of former landscape buffer to domestic garden	27th October 2016	No representations
16/03211/LBC	The Market Tavern	Market Tavern, 5 Daventry Street, Southam, CV47 1PH	Installation of laminate floor covering to bar area, new electrical wiring, construction of new brick bar, block up two existing doorways, installation of three log burners, new external door, new internal door to entrance lobby.	28th October 2016	Please refer this application to the Conservation Officer. Southam Town Council also asks that the applicant should be reminded that permissions need to be obtained prior to work commencing.
16/03309/TREE	Mr Barry Frith	Beech-Hurst, 3 Warwick Road, Southam, CV47 0HN	597: Maple: remove lowest branch to south at 1.2m at source. 598: Yew: reduce crown to south back to boundary. 599: Ash: reduce crown by 20%. 600: Walnut: remove lowest branch to north at source	2nd November 2016	Please refer this application to the arboricultural officer
16/03088/FUL	Paul Urmston	Holt Cottage Farm, Welsh Road East, Southam, CV47 1NJ	Proposed change of use of an existing dwelling house to a rehabilitation institution and erection of a single storey extension	7th November 2016	Southam Town Council supports this application
16/03327/FUL	Mr Harry Brar	HaB International Ltd, Northfield Road, Kington Road Industrial Estate, Southam CV47 0RD	5 Bay single storey garage	10th November 2016	No representations
16/02909/FUL	Mr Ben Burns	8 Coventry Road, Southam CV47 1EB	Single storey front and rear extension and two storey side extension (demolition of existing garage)	2016 Objection. The two storey side extension appears to breach SDC Terracing	Following advice from the planning office, Southam Town Council withdraws its objection to this application.

Town Mayor Signature _____

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