

MINUTES OF THE MEETING OF SOUTHAM TOWN COUNCIL HELD AT THE GRANGE HALL, COVENTRY ROAD, SOUTHAM ON THURSDAY, 22ND NOVEMBER 2018

Present: In the Chair, Mayor, Councillor M Brooks,
Councillors S Stone, G Foster, M Connors, M Gaffney, A Jamieson,
A Walster, M Ray, G Barratt, G Oubridge (arrived 7.40pm) & K Toner

Apologies: Cllr A Crump - Personal
Cllr T Bromwich – Personal
Cllr L Ellard - Holiday

In Attendance: Mrs D Carro and Mrs T Andrews

100. APOLOGIES

RESOLVED:

That the apologies are accepted

101. DECLARATIONS OF INTEREST

Cllr A Walster	Non-Pecuniary Reason	Planning Application 18/03273/FUL Neighbour /Party Wall
Cllr M Brooks	Non-Pecuniary Reason	Planning Application 18/03073/FUL Knows the application

102. REPRESENTATIONS FROM THE PUBLIC

Mill Crescent

A resident spoke regarding the Burial Ground Consultation, disgusted with the Council at last months meeting, where residents were met with total silence, no wonder there is total apathy from residents, tonight is a prime example, when no residents have turned up. It was an extremely poor consultation, that lacked information, should be done again and there should be a breakdown of costs.

St Mary's Close

A resident spoke about the burial ground, stating that this has been going on for a very very long time, doesn't accept that there has been a lack of information going out to the people of the town, back in 2013 a consultation was sent out and the response was 2.5%. I understand the Council's position that if the result is an overwhelming NO then that would be the end of the matter. If you look at the comments, a lot of people talk about developers and S106 , I have looked back over papers and back in 2014 SDC was asked about S106 monies for burial grounds and SDC said that wasn't possible because SDC are not a Burial Authority , I have done some research and have come across information from Malvern District Council that states that purchasing land for a Burial Ground can come from S106. I think it would be legitimate for the Town Council to accept the answer is no from the towns people, but I think one more attempt to try and get money from the District Council through S106 to partly pay for a Burial Ground, especially as the town have been overwhelmed with development should be pursued.

Town Mayor Signature _____

103. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on Thursday 25th October 2018, having previously been circulated, be confirmed and signed by the Mayor.

104. POLICE

Not in attendance

105. ACCOUNTS FOR PAYMENT

i) Invoices were available at the meeting for inspection

RESOLVED:

That the payment of accounts dated November 2018, totalling £6,492.13 (details attached) be authorised.

106. APPLICATIONS FOR PLANNING PERMISSION

106.1 i) Council considered the applications for planning permission detailed on the schedule dated November 2018 upon which the Town Council had been consulted by Stratford District Council. (details attached)

106.2 ii) Planning Application decisions dated November 2018
Noted

106.3 iii) Planning Committee Meeting Dates

107. TOWN CLERK'S REPORT

107.1 PUBLIC REPRESENTATION

Natural Burial Ground

Residents were advised that all comments will be considered by the Council under item 3

107.2 CO-OPTION – MILL HILL WARD

Members were advised that no applications had been received and the position would continue to be advertised.

107.3 NATURAL BURIALGROUND

The Town Clerk advised that a meeting took place with the SDC Chief Executive, SDC Head of Planning and the MP Rt Hon Jeremy Wright and the matter was raised about S106 and why SDC were not negotiating payments for a Burial Ground and the Council were advised that it is not in the Planning Policies of the District Council and that it why developers are not contributing.

RESOLVED:

i) That the outcome of the consultation is a resounding NO

ii) That the Town Council will follow the will of the people and not take this matter any further and that Southam will not have a new Burial Ground

iii) That the Town Clerk is to advise the Town Council Solicitor, the Land Agent and the Cemetery Development Company accordingly

iv) That the full consultation results to be put on Facebook and the Website

107.4 STAGECOACH PROPOSED SERVICE CHANGES – 5TH JANUARY 2019

RESOLVED:

i) To respond to WCC stating that the Town Council is extremely disappointed that services are being reduced/cut, especially when rural communities are growing and public transport is vital.

ii) To ask WCC for information regarding their usage statistics that these proposals are based on.

Town Mayor Signature _____

26.11

26.11

107.5 WARWICKSHIRE MINERALS PLAN PUBLICATION CONSULTATION 2018

RESOLVED:

To make no further comments

107.6 SOUTHAM PUBLIC RIGHTS OF WAY WORKING PARTY

RESOLVED:

i) That WCC are requested to spray treat SM180

ii) That the Working Party report is noted

iii) That Cllr Ray is thanked for all his hard work

107.7. COUNCIL MEETING DATES ENV DATES

Noted

108. CORRESPONDENCE

None to consider

109. REPORTS FROM WORKING PARTIES

Minutes of the Environmental Working Party on 9th November 2018

109.1 Item 1 – Bloor Homes

David Joseph and Paul Doyle from Bloor Homes attended the meeting regarding the proposals for an additional 95 houses and that the application will be going in, in the early part on of the New Year, the following was confirmed:

- they are considering some bungalows
- they will consider a safe route to Tesco
- they will consider use of the entrance onto Kineton Road
- they will consider additional play provision

109.2 Item 2 – Engagement Officer for Warwickshire Fire and Rescue Services

Imran Dean – Engagement Officer for Warwickshire Fire and Rescue Services attended the meeting to explain his role and their recruitment campaign. They need to recruit more on-call fire fighters, working daytime coverage, they are paid vacancies and the catchment area for applicants is 5 mins from the station. Mr Dean was advised of the Council’s communication streams and the Council confirmed that they would put information on their website, Facebook page and website, that Mr Dean should contact Southam College and have a recruitment campaign at the Christmas Lights Switch-on.

109.3 Item 3 – Burial Ground for Southam – Cllr M Gaffney

Cllr Gaffney advised the following:

The “Public Consultation” which was sent out to all Southam Town Council Tax Payers on the 18th October 2018, in my opinion, did more to confuse than assist. The format was forced upon us by SDC and my personal view is that this detailed document was not necessary to get the response the town council required to proceed only with funding.

This was not the correct approach or format for a consultation and I maintain should have remained as a “parish poll” with a simple YES/NO question which is normal with a referendum type poll.

The Town Clerk should know the result tomorrow (9th November) and this will be confirmed to the Council at their next meeting on 22nd November 2018.

Town Mayor Signature _____

They were 10 responses by email, a few telephones calls and six residents made their views known at the last Council meeting on 25th October 2018 (this was from 3347 forms sent out)

The emails and the comments recorded at the Council meeting will all be considered at the next meeting of the Working Party if the vote is in favour of funding a new burial ground and the council resolves to proceed.

RESOLVED:

- i) That the Town Clerk send the results of the consultation to all councillors via email once received**
- ii) That Cllr Foster will put together a suitable worded article for the Newsletter and email it out to councillors for approval, in order that it can get out in the next Newsletter**
- iii) That the results of the consultation will be consider by Council at the meeting on 22nd November 2018**

109.4 Item 4 – St Lawrence CE (VA) Primary School – Admissions Policy

RESOLVED:

No representations

109.5 Item 5 – Cllr Brooks – Local Housing Needs Report

Councillors will recall the Neighbourhood Plan working party recently presented at council reports on progress that have included a perceived need to provide housing of a specific type to meet a proven local need.

The 2017 Housing Needs survey highlighted a gap in provision, namely for bungalows which for various reasons developers are not keen on building. Stratford District Council are also concerned the supply is sparse in the District and more needs to be done to address the shortfall.

The Southam survey return which represented 22.12% of the population showed that 59% of the respondents were in favour of a small local scheme to address local need. Approximately 10 requests for bungalows were highlighted. Warwickshire Association of Local Councils have vetted the respondents who completed section 2 of the survey form and have assessed their need as genuine. WALC also provided evidence from an expression of interest register that showed 37 people from Southam and the surrounding parishes were interested in a home-build scheme.

The scheme, if it comes to fruition is to provide a small development of 10 bungalows for local people to inhabit and possibly a separate small self- build development if he need can be ratified. The general perception is that bungalows are for the elderly or for those with mobility issues, but this is not necessarily the case, some people prefer single storey living. Bungalows in Southam when they come up for sale sell very quickly.

Acting on advice from the district council, to form a working team partnering with a housing association we have prepared the attached engagement interest letter which we intend to issue to the following associations.

Orbit Group Bromford Warwickshire Rural Housing Association
Stonewater Waterloo Housing Group Fortis Living

WRHA are, as far as we aware the only association that specialises in small developments for local need housing and have built several such schemes in the district before.

Town Mayor Signature _____

At this stage the council will not be committed into any undertaking or financial commitment. If a partnership can be established all options will be investigated and if a reserved site cannot be found it may come to nothing.

RESOLVED:

That members have reviewed the engagement expression of interest letter (attached) and authorises the Neighbourhood Plan working party to issue the letter to the stated housing associations.

on
go!

109.6 Item 6 – Planning Applications

See attached

109.7 Item 7 – Orbit Housing – Tithe Lodge Phase 2

RESOLVED:

To meet with Orbit at February 2019 ENV

109.8 Item 8 – Town Meeting/Mayormaking

RESOLVED:

As a result of the elections that take place on 2 May 2019, the date of the Town Meeting/Mayormaking is moved from the 9th May 2019 to 16th May 2019 in order to meet legal requirements

109.9 Item 9 – Police Station

RESOLVED:

To apply to Stratford District Council for the Police Station to be put on the Community Value Asset Register

2/1/1

110. QUESTIONS FOR COUNTY AND DISTRICT COUNCILLORS

Cllr T Bromwich

Members consider the report

Noted

111. 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

112. STAFF SALARIES AND PAYMENT FOR SERVICES

RESOLVED:

To authorise the payment of staff salaries dated November 2018

Meeting closed 8.19 pm

Town Mayor Signature _____

Southam Town Council

November 2018

Item No	Budget Line	Payee	Details	Net Amount	VAT (to be reclaimed)	Gross/Cheque Amount
1	6	British Telecommunications	Telephone volunteer drivers office	£ 51.12	£ 8.52	£ 51.12
2	8	Konica	Rental of copier and photocopies	£ 125.39	£ 20.90	£ 125.39
3	37	PIRMS	Removal & Repairs Play areas & quartley Inspections	£ 455.00		£ 455.00
4	39	R Carro	October & November Contract	£ 1,376.92		£ 1,376.92
5	46	Limebridge Rural Services	Grass Cutting 12&13 of 16	£ 2,193.40	£ 365.56	£ 2,193.40
6	8, 17	D Carro	Eye test, Land Registry & mileage	£ 114.10	£ 31.60	£ 114.10
7	7	Cash	Postage	£ 200.00		£ 200.00
8	45	Warwickshire County Council	Street Lighting	£ 193.43		£ 193.43
9	46	4 Counties Ground Maintenance	Churchyard Mowing	£ 420.00	£ 9.75	£ 420.00
10	8	Viking	Stationary	£ 58.49		£ 58.49
11	47	N Thomas	Oct Mileage Refund	£ 19.80		£ 19.80
12	47	J Wood	Oct Mileage Refund	£ 118.57		£ 118.57
13	47	A. Harris	Oct Mileage Refund	£ 99.00		£ 99.00
14	47	M. Houston	Oct Mileage Refund	£ 116.85		£ 116.85
15	47	D. Reading	Oct Mileage Refund	£ 81.35		£ 81.35
16	47	M Newsham	Oct Mileage Refund	£ 33.00		£ 33.00
17	47	J. Branston	Oct Mileage Refund	£ 106.25		£ 106.25
18	47	B. Meacham	Oct Mileage Refund	£ 76.95		£ 76.95
19	47	G.Ferguson	Sept & Oct Mileage Refund	£ 164.25		£ 164.25
20	47	P Owen	Oct Mileage Refund	£ 24.30		£ 24.30
21	47	W. Taylor (Mileage October)	Oct Mileage Refund	£ 29.70		£ 29.70
22	33	CJ Events	Traffic Barriers for Remembrance Day	£ 96.00	£ 16.00	£ 96.00
23	6	British Telecommunications	Telephone Office	£ 338.26	£ 49.71	£ 338.26

£ 6,492.13 £ 502.04 £ 6,492.13

Town Clerk

Town Mayor Signature

Southam Town Council

November 2018

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Town Clerk

Town Mayor Signature

PLANNING APPLICATIONS - ENV 8th November 2018

If you wish the Town Council to consider your views on these applications please write to the Town Clerk at The Grange Hall, Coventry Road, Southam CV47 1QA

Stratford District Council is the Planning Authority so any objections to these plans should be sent to the Planning Department, Stratford District Council, Elizabeth House, Church Street, Stratford upon Avon CV37 6HX by the stated observation date.

November 2018 ENV Meeting

APPLICATION NO.	APPLICANT NAME	SITE	PROPOSAL	OBSERVATION DATE	Comments
18/02928/FUL	Mrs Z Medgett, Prens Beauty & Aesthetics	2 High Street, Southam CV47 0HA	Proposed single storey rear extension	13th November	<p>No representations</p> <p>Southern town Council objects to this planning application on the grounds that it is not sustainable development and of perceived concerns relating to the Environmental Impact Assessment. . as follows: It's stated a GP surgery could be provided on site and there is provision for other amenities, however this application is still heavily dependent on prospective residents making use of facilities in Southam which are already under strain from the 1100 properties in the process of being delivered . Additional use of the towns road network only adds to an already problematic issue. It's also stated the effect on the secondary education would be minor to moderate and the only mitigation offered would be an \$108 contribution. Funding is not the issue here , the potential growth on the current College site and accommodating increased intake is a real issue. The EIA says that construction traffic will be phased in liaison with HS2 so as not to conflict with its own construction traffic. Not over is this likely to be a virtually impossible task due to the level of HS2 movement in the vicinity, it does not take into account the increases in ordinary traffic using the A425 instead of Welsh Rd and the Fosse way due to the high numbers of HGV movements carrying spoil on these roads as set out in the HS2 Environmental statement. In addition, the fact that the A425 is to be diverted onto the western side of the land in question (albeit temporarily but still likely to be for years rather than months) seems to have been glossed over. The fact that the application proposes that development would start in the west and move eastwards seems only to exacerbate the difficulty. It will be necessary to construct a new foul water sewer and a full upgrade of the Italian Bank Sewerage Treatment Works. Although agreed in principle with Severn Trent this will be a major undertaking and add significantly to local disruption. Regarding noise, the most dominant factor is as stated road traffic. The Council believes although predicted noise levels emanating from the development will be within tolerable levels, when combined with HS2 traffic and additional traffic from the other housing developments under construction in the town road traffic noise levels will be greater than projected.</p>
16/00775/OUT	Dallas Bursston Property	Dallas Bursston Polo Grounds	<p>up to 700 dwellings, 99 extra care units (use Class C2) 80 bed care home with Dementia units (use classC2) one form entry primary school with associated open space, local centre comprising 240sq.m floor space (use class A1, A2, A3 and A5), 370sq.m neighbourhood store, 240Sq.m office space (use Class B1); 100 bed hotel (use classC1); alterations to existing access offA425 to form a roundabout; the creation of pedestrian and cycle access to provide link between the site and Southam on A425 and Welsh Road West; the creation of landscaping and open space; new internal highways; car and cycle parking; sustainable drainage measures, including storage ponds for surface water attenuation; provision of utilities infrastructure; earth works and all ancillary works including demolition of buildings.</p>	23rd November	

					<p>The development will sit over the planned HS2 track tunnel. The EIA states an assumption of vibration mitigation systems for the trains, once in operation will be installed and that HS2 say mitigation will be achieved through vibration absorbent track bedding and other systems to minimise the risk "as far as reasonably possible". They do not say the risk will be eliminated completely. The council is of the opinion that if vibration is still an issue for new residents then the addition of noise reducing systems to dwellings will result in over-engineering at a cost that will no doubt be passed on to prospective buyers. The council is concerned over the irreparable damage this development will cause to loss of important habitat and brown speckles in the area, which include great crested newts, brown hares, 12 species of bat, barn owls and badger sets. Concern also prevails on the loss of important hedgerows and trees. We also feel there will be an impact on adjacent WWWT reservoirs such as at Upton Fields. The EIA itself assesses the impact as medium to major. The council has little confidence in the mitigation plans put forward enabling lost species to return to the area given the length of time construction will take. The visual impact on the Public Rights of Way which border the site, SM19 and SM24 and classed as high-level receptors will be a deterring factor for residents and visitors using the amenities. It's noted development strategy calls for a clear two metre buffer zone with additional planting to screen and the impact assessed as moderate. The council contests this assessment, believing it to be moderate to high. It will take 15 years, after construction and new planting of additional landscaping to mature to the extent visual impact is minimised. The council believes this is unacceptable. The new proposed roundabout on the junction of the A425 and the Warwick Road is total unnecessary, despite the analysis showing the junction would be over capacity, it's poorly sited, being only 50 metres or so from the Tesco roundabout and pedestrian crossing. Rather than provide a traffic calming solution it will only add a new pinch-point during peak working hours.</p>
	<p>Mr Mustata Seyfi</p>	<p>Tarsus Hotel & Restaurant, Daventry Road, Southam CV47 1NW</p>	<p>Demolition of existing buildings and erection of five new houses with car parking and retained access</p>	<p>19th November</p>	<p>The Air Quality analysts prove that when certain strength winds prevail in some directions downwind of the Biffa Composting Centre and landfill site it will result in "moderately offensive" odours for residents. When the composting site was permitted, one of the reasons why was the distance between the composting centre and the nearest receiving house, there is no limitation on its life and the proposal purposely introduces a receptor nearer to the facility. No mitigation systems are possible to eliminate incidents that might arise under these conditions. The EIA is incomplete in respect of utility diversion and new supply. There will need to be diversion of some existing utilities and it's noted responses have yet to be received from electricity, gas, water, foul water and telecoms providers as to feasibility of supply to the development, the impact on supply to Southern and surrounding parishes and how the required diversion works will be managed. The Town Council requests this section of the EIA be revisited once all responses have been received and assessed. What needs assessment has been carried out regarding the hotel considering another hotel is desired in the town stating that it is not viable.</p>
<p>18/02/2016/FUL</p>	<p>Mr Mustata Seyfi</p>	<p>Tarsus Hotel & Restaurant, Daventry Road, Southam CV47 1NW</p>	<p>Demolition of existing buildings and erection of five new houses with car parking and retained access</p>	<p>19th November</p>	<p>No objections subject to a written statement of evidence that is site is no longer viable as commercial use</p>

November 2018 Town Council Meeting

APPLICATION NO.	APPLICANT NAME	SITE	PROPOSAL	OBSERVATION DATE	Comments
18/03073/FUL	Mr C Steyn	1 Millholme Close, Southam	Proposed single storey rear extension	27th November	No Representations
18/02979/FUL	Mr S Wells	Brooklands, Farm, Warwick Road, Southam CV47 0HW	Demolition of all redundant non-traditional agricultural structures with the creation of 3 new building dwelling houses.	3rd December	Southam Town Council objections for the following reasons: Access onto the highway is a significant issue, a similar application was submitted in the 80s' and what objected by Highways regarding access , and these access issues remain the same, the building line would be extended beyond Newstead Lodge further into Stowe Valley. Confirmation that the farm would no longer be a working farm, as it would not be suitable to move machinery and/or stock through the road in front of the dwellings.
18/03221/FUL	Mr Mark Harvey	17 Stowe Drive, Southam CV47 1NY	Kitchen Extension	4th December	No Representations
18/03154/VARY	Paul Gillam	Royal British Legion, Banbury Road, CV47 2BL	Variation of Condition 2 (plans) pursuant to permission 17/02455/FUL to allow revisions to the car parking arrangements to the front of the site adjacent the entrance: to allow amendments to the building fenestration to the hub/day care: and to all removal of proposed lanterns	07-Dec	No Representations

Town Mayor Signature _____

18/03273/FUL	Mrs Clare Everest	4 High Street, Southam CV47 0HA	Change of use of ground floor and ancillary basement and first floor areas from part Class A2 (financial/professional services) and part Class A4 (bar) to Class D2 (fitness studio), retention of Class C3 use at first floor level (in accordance with implemented permission 88/01644/FUL), replacement of first floor single storey rear extension roof with new bitumen flat roof and other minor external alterations (as per the submitted planning drawings) including the removal of defunct extraction units and ventilation pipes from rear elevation.	11-Dec	No objections subject to confirmation that the party wall will be soundproofed, and evidence by way of market research to support the viability of the business.
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Town Mayor Signature _____