

**MINUTES OF THE EXTRAORDINARY MEETING OF SOUTHAM TOWN COUNCIL
HELD AT THE GRANGE HALL, COVENTRY ROAD, SOUTHAM ON THURSDAY,
17th AUGUST 2023.**

Present: The Mayor, Councillor A John - In the Chair
Councillors G Foster, L Ellard, Jamieson, Harrison, Foster, Savage

Apologies: Cllr K Collier – Holiday
Cllr M Connors – Work
Cllr C Lambert – Personal
Cllr M Ray – Personal
Cllr A Walster - Holiday

Absent without Apologies: None

In Attendance: Mrs R Barnett

**45. APOLOGIES
RESOLVED:
Apologies accepted.**

46. DECLARATIONS OF INTEREST:

Cllr G Foster	Non- Pecuniary Reason	Planning Application 23/01576/FUL Family resides in Flying Fields estate.
---------------	-----------------------	--

47. REPRESENTATIONS FROM THE PUBLIC

The Mayor acknowledged the amount of public response to the planning application 23/01576/FUL both by email and public representation at the meeting. It was also highlighted that the Planning Committee within Stratford district council is the decision-making body and the Town Council are invited to provide a response with any comments to be associated to planning criteria.

In excess of 30 residents attended the meeting with 16 residents that provided feedback and comments of which the overarching objection was due the size and scope of the proposed store. It was highlighted on a number of occasions that this application was not a local convenience store as originally referenced in the development outline but reflected a supermarket.

A summary of the feedback is listed below:

Support

- Serving the residents of the estate – several comments were raised showing support for a smaller local convenience store for residents.
-

Objections

- Aesthetics – as a semi-rural estate the proposal will change the look and feel due to size.
- Delivery times – There was a general feeling that the delivery window was too wide and would impact the estate from a noise pollution perspective.
- Access and unloading – this needs to be revisited to reduce the impact to the estate. The existing proposal will increase safety risks that could be partly mitigated if the access was given from the Daventry road side of the estate.

- Noise and Environmental pollution – A number of comments raised concerns on the impact of increased traffic and delivery with larger vehicles from a noise, waste and wildlife perspective.
- Safety – The size of the store will increase traffic and present significant risks to safety especially with the play area close by.
- Seating Area – concern that the proposed seating area will encourage gatherings and potential anti-social behaviour.
- Signage – The proposed illumination considered to be excessive in the local area for a local convenience store.
- Town Centre – Concerns raised that this proposal would reduce the footfall in the Town Centre and therefore impact other small businesses within the Town Centre.

48. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

To ratify minutes of the meeting held on Thursday 27th July 2023

49. APPLICATIONS FOR PLANNING PERMISSION

i) Council considered the applications for planning permission detailed below and listed on the schedule dated August 2023 upon which the Town Council had been consulted by Stratford District Council

Application(s) reference: 23/01576/FUL

Proposed : The development of a Use Class E(a) convenience store, extending to 420sqm (4,500 sq ft). together with 26 car parking spaces to include 2 accessible bays and 2 suitable spaces for electric car. The scheme will also allow for deliveries and services areas to the rear of the unit, which will include bin and plant areas within an acoustic fenced enclosure.

Application(s) reference: 23/01839/FUL

Proposed : A garage/home workshop built at the end of the garden. rendered block construction to match the house with a duo pitch roof.

Application(s) reference: 23/01935/COUG

The proposal involves a change of use of existing office space (commercial) into a mixed use. This does not include any major change to the property. The ground floor of the property remains as a retail floor while the upper floor is to be changed to a residential use.

Application(s) reference: 23/01948/FUL & 23/01949/LBC

Proposed : Conversion of grade II listed building from office use into 12 apartments, including partial demolition of building, construction of extensions and other alterations; minor engineering works within grounds to improve existing parking and circulation areas.

RESOLVED:

That Planning Applications submitted as detailed in schedule for August 2023 later within the minutes.

The Meeting closed at 9:20hrs

Planning Applications

Application No.	Applicant Name	Site	Proposal	Comments Due	Council Comments
23/01935/COUG	Mr B R Chohan	14 Market Hill, Southam, CV47 0HF	The proposal involves a change of use of existing office space (commercial) into a mixed use. This does not include any major change to the property. The ground floor of the property remains as a retail floor while the upper floor is to be changed to a residential use.	18/08/2023	No Representation
23/01576/FUL	Mr James Pritchard LSP Developments Ltd and Heart of England Cooperative Society	Land Between Daventry Road And, Welsh Road East, Southam	The development of a Use Class E(a) convenience store, extending to 420sqm (4,500 sq ft). together with 26 car parking spaces to include 2 accessible bays and 2 suitable spaces for electric car. The scheme will also allow for deliveries and services areas to the rear of the unit, which will include bin and plant areas within an acoustic fenced enclosure.	21/08/2023	Object w Comment - The provision of 26 car parking spaces and the scope of the development is not consistent with a "local shop". In its current form we believe this development will have a detrimental impact on the safety of residents. Furthermore, due to the scope of the development we believe it will have a detrimental impact to businesses in the town.
23/01839/FUL	Mr Michael Pritchard	1 Old Road, Southam, CV47 1HP,	A garage/home workshop built at the end of the garden. rendered block construction to match the house with a duo pitch roof.	24/08/2023	No Representation
23/01948/FUL	Spencer Gill Developments	The Grange, Coventry Road, Southam, Warwickshire CV47 1QB	Conversion of grade II listed building from office use into 12 apartments, including partial demolition of building, construction of extensions and other alterations; minor engineering works within grounds to improve existing parking and circulation areas	30/08/2023	Support w Comment Subject - to the environmental health officer confirming that the proposed design will mitigate against any future noise from the Grange.
23/01949/LBC	Spencer Gill Developments	The Grange , Coventry Road, Southam, Warwickshire CV47 1QB	Conversion of grade II listed building from office use into 12 apartments, including partial demolition of building, construction of extensions and other alterations; minor engineering works within grounds to improve existing parking and circulation areas	30/08/2023	Support w Comment Subject - to the environmental health officer confirming that the proposed design will mitigate against any future noise from the Grange.

