

MINUTES OF THE MEETING OF SOUTHAM TOWN COUNCIL, HELD AT THE GRANGE HALL, COVENTRY ROAD, SOUTHAM ON THURSDAY 26th JUNE 2014

Present: Councillors: M Willoughby (Chair), V Shepherd, B Thomas, J Soni, D Smith, E Thornley, M Gaffney, L Tasker J Ward, C Pratt, C Worsh, J Smith & T Bromwich

In attendance: Mrs D Carro, Mrs D Sanders & Cllr J Appleton

30. APOLOGIES FOR ABSENCE

30.1 Cllr L Smith Personal
Cllr M Gaffney Leave meeting early

Dist. Cllr Crump

31. DECLARATIONS OF INTEREST

Cllr V Shepherd	Personal Interest Reason	Item 6 Town Clerks Confidential Report Family member attends school
Cllr M Willoughby	Personal Interest Reason	Item 6 Planning Applicant is a friend
Cllr C Pratt	Personal Interest Reason Personal Interest Reason	Item 6 Town Clerk's Confidential Report Family member attends nursery at the school Members item Churchyard Owns a plot in St James Churchyard
Cllr D Smith	Personal Interest Reason	ENV item 3 Member of Grange Hall Committee
Cllr B Thomas	Personal Interest Reason Personal Reason	Town Clerk's Confidential Report item 6 Neighbour – proximity to the school Item 5 Accounts for payment Includes repayment of travel expenses
Cllr L Tasker	Personal Interest Reason	Town Clerk's Report Item 11 VASA representative
Cllr C Worsh	Personal Interest Reason	Item 6 Town Clerks Confidential Report Family member attend school
Cllr T Bromwich	Personal Interest Reason	Item 6 Town Clerks Confidential Report Family member attend school
Cllr M Gaffney	Personal Interest Reason	Item 12 Town Clerks Report Member of SCAN

Town Mayor signature _____

32. REPRESENTATIONS FROM THE PUBLIC

Mr Brian Bromwich, 8 Mill Crescent, Southam

i) Asked what could be done about the parking problems in Mill Crescent. He said that the fire services would have difficulty accessing property in the event of an emergency and that parking on the pavements was also causing problems. ii) he also asked for an explanation as to why the roundabout in Park Lane recreation ground was being discussed in the confidential part of the meeting and not in public.

Mr Gareth Oubridge, 42 Hillyard Road, Southam

Asked if the Council had any further information regarding the proposed Banner Homes development in the Southam Area of Restraint and for the Council's view on the proposal

Mrs Glesni Thomas 9 St Mary's Close

Thanked the Council on behalf of the Graham Adams Centre for its support when WCC withdrew funding for the Youth Club. She reported that initially attendance was low but it is now much increased. Mrs Thomas also spoke regarding the problem of flyposting in the town in particular the circus posters which have been plastered over telephone boxes.

33. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the Minutes of the Meetings held on Thursday 15th May 2014 and Thursday 22nd May 2014 be confirmed and signed by the Mayor

34. ACCOUNTS FOR PAYMENT

RESOLVED:

That payment of accounts dated June 2014, totalling £7768.28 be authorised.

35. APPLICATIONS FOR PLANNING PERMISSION

i) Council considered the applications for planning permission detailed on the schedule dated June 2014 upon which the Town Council had been consulted by Stratford District Council.

ii) Planning Application decisions dated June 2014

Noted

iii) Planning Committee Meeting Dates

Noted

36. TOWN CLERK'S REPORT

36.1 PUBLIC REPRESENTATIONS

i) The Town Clerk advised Mr Bromwich that she has a meeting arranged with the police for next week to discuss parking enforcement in the town and also that talks were ongoing with Orbit on the provision of additional parking space. ii) Mr Bromwich was also advised that item 5 confidential contained commercially sensitive information in the form of quotations for work required and that when a decision has been made the information will be made available to the public.

Mr Oubridge

Was advised that the Council had no additional information regarding the proposed development, that no planning application had been received and that the Council could not predetermine an application

Town Mayor signature _____

Mrs Thomas

- i) Comments regarding the Youth Club were noted
- ii) Was advised that the posters had now been removed from the telephone kiosk and that whenever possible Circus owners and others are advised that posters must be removed after the events have taken place

36.2. ACCOUNTS 2013/2014

Members considered the Accounts 2013/14 and congratulated the Responsible Finance Officer and Finance Officer on the production and presentation of the accounting information.

RESOLVED:

- i) **To accept the Internal Audit Report for the financial year 2013/14**
- ii) **To approve the accounts 2013/2014**
- iii) **That the statement of Accounts be signed by the Town Mayor and the Town Clerk and submitted to the External Auditor**
- iv) **That the Southam Town Council Annual Governance Statement is approved and signed by the Town Mayor and the Town Clerk**
- v) **That the Financial and Non – Financial Risk Assessment is approved and signed by the Town Mayor**
- vi) **That Section 2 Annual Governance Statement be signed by the Town Mayor and the Town Clerk and submitted to the External Auditor**
- vii) **That the Town Council has reviewed and approved its Financial Regulations**
- viii) **That the Town Council has reviewed the Internal Audit process and is satisfied with its scope and effectiveness**

36.3 BUDGET 2014/2015 QUARTERLY REPORT AND BANK RECONCILIATION

Members reviewed the documents and the contents were
Noted

36.4 SOUTHAM@PLAY

Councillor Ward updated the Council on the meeting with the Southam@play Chairman

RESOLVED:

That the Town Clerk should provide the Council with an additional report

36.5 MAYFIELD ROAD PLAY AREA FENCE REQUEST

Members considered correspondence from Orbit advising that it would not be installing an additional fence at the Mayfield Road Play Area

RESOLVED:

To ensure Mr Romero is aware of Orbit's decision

36.6 DALLAS BURSTON POLO GROUND – PLANNING APPLICATION 14/01165-PROPOSED CAMPSITE

Members considered correspondence from a Bascote Heath resident opposing the proposal.

Noted

Town Mayor signature _____

36.7 STRETCHER RACE ROAD CLOSURE

Members considered correspondence from a member of the public complaining that the road closure was not properly advertised and the response from SDC that the application was not received until 2 weeks before the event and not the required 12 weeks

RESOLVED:

i) that the Town Clerk should ascertain who signed off the road closure without the required notice and why it was necessary to have the road closed so long after the stretcher race was complete ii) that the details of the road closure application procedure should be included in the next STC newsletter

36.8 TOLLGATE ROAD PLAY AREA GRASS CUTTING

RESOLVED:

That the Town Clerk should question WCC as to the advisability of using chemicals in a play area and ask for remedial action where the damage to grass matting has occurred

36.9 NEW SIGNATORY COVENTRY BUILDING SOCIETY ACCOUNTS

RESOLVED:

Councillor Willoughby to be the new signatory on the Coventry Building Society Accounts

36.10 STRATFORD UPON AVON DISTRICT COUNCIL – PROPOSED SUBMISSION CORE STRATEGY consultation response due 17th July.

RESOLVED:

Southam Town Council would like the following changes made to the Southam Area Strategy 6.7

i) 6.7.4 the words '*police station*' to be removed as Southam no longer has a police station

ii) 6.7.11 that the Area of Restraint should be protected from all development and that the words '*although small parcels may be suitable for development*' should be removed and replaced by 'this area should be preserved as a Country Park for the benefit of the residents of Southam'

iii) 6.7.20 that the words '*plus windfall developments*' should be removed

iv) Councillor Bromwich to take the matter of the Country Park forward to SDC

36.11 VASA TRANSPORT

Noted

36.12 SENIOR CITIZENS ACTION NETWORK (SCAN) PUBLIC ACCESSED DEFIBRILLATORS WITHIN SOUTHAM TOWN CENTRE

RESOLVED:

Councillor Willoughby and Councillor Gaffney to meet Mr K Bromwich to ascertain what assistance is being sought from the Town Council

36.13 COUNCIL MEETING DATES

Noted

37. CORRESPONDENCE

37.1 Southam Christmas Lights – Thank you

Noted

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37.2 **HS2 Petition**
Noted

38. **REPORTS FROM WORKING PARTIES**

38.1 **TAYLOR WIMPEY DEVELOPMENT (land off Coventry Rd)**

Taylor Wimpey gave an update to the plans for the Land west of Coventry Road. Main points were

- 35% of houses are to be affordable,
- a play area is planned and is outside any S106 agreement,
- £60,000 has been allocated via S106 for investment in offsite amenity space improvement
- £476,000 Education Grant towards local schools
- £165,000 towards Bus/transport improvement locally
- £25,000 set aside for Ash path improvement/extension
- Construction start approx. January 2015
- Estimated 4-5 Year phased completion of whole site
- There is potential for approx.. 40 additional houses but these would be considered in a separate Planning application in the future if demand for houses remains high.

38.2 **PROPOSED BANNER HOMES DEVELOPMENT (Manders Croft)**

Banner Homes presented their plans for further development of the Manders Croft estate.

- 32 Attendees to the open exhibition held early this year
- Only 3 people who attended exhibition were in favour
- Development size will be approx.. 77 Units
- Outline Planning permission will be sought shortly
- 35% of housing to be Affordable/social

38.3 **FUNDING FOR GRANGE HALL**

The Town Council submitted a Grant Application for the New Homes Bonus Grant Scheme for new Hall and Stage Curtains and repainting of the Hall. The Grant Application has been successful in part, awarding the Town Council a grant of up to £5k for new hall & stage curtains but nothing for re-painting and advised the Town Council to speak to Tony Perks.

The cost of the curtains will be £4k so the Town Clerk is in the process of placing an order.

The cost of the repainting is £3200; in addition repairs are also required to the chair store in order for the walls to be lined to stop the chairs damaging the wall. The cost for this work is £1275.00. The total cost of both works is £4475.00 (net cost)

The Town Clerk has received written confirmation from Tony Perks at SDC confirming that they are prepared to go 50/50 with STC for this work to be done, therefore Members considered funding the repainting of the hall and chair store works at a cost to the Council of £2237.50 . The Town Council has just over £12k in Grange Hall Ear Marked Reserves and a further £2k in the 2014/15 budget

RESOLVED:

The Council agreed to fund the project from Grange Hall Ear marked reserves at a cost to the Council of £2237.50

Town Mayor signature_____

38.4 QUESTIONNAIRE – GRO WARWICKSHIRE (up to £2.5m for Warwickshire to support rural projects)

Members considered the questionnaire

RESOLVED:

that Councillor Pratt would enquire with Stratford District Council whether the funding was appropriate for an application towards a burial ground. If there was a chance of success the application would be completed and submitted by Councillor Pratt due to deadlines.

38.5 SAFETY & SPEED ON WELSH ROAD WEST

Members considered correspondence from Southam College regarding speeding concerns along Welsh Road West

RESOLVED:

Southam Town Council would request that our County Councillor be approached about a change in speed limit within the Town boundaries down to 20 MPH, and would also be asked to support the possibility of a permanent crossing along Welsh Road West close to where the Lollipop lady operates.

38.6 PLANNING APPLICATIONS

Bloor Homes and Southam United Football Club attended to update the Town Council on amendments to the Planning application

- A reduction in Social/affordable housing was needed to make the whole project viable
- 20% of Housing will now be Affordable/social
- Independent Consultants have been working with Stratford District Council to determine the financial viability of the project; the break in policy is backed up by these consultants and is agreed with SDC.
- There are 4 x 2 bed houses for sale privately
- There are 30 2 x bed Flats available to buy privately
- If house prices increase and the financial model of the project improves, monies will be paid to SDC from Bloor Homes to help fund future Social housing needs.

RESOLVED:

To respond to the application as follows:

Southam Town Council are concerned about the lower number of affordable housing, a 55% drop from the original application but does understand the Stratford District Councils own consultants decision to lower the number based on the financial affordability of the development. Southam Town Council must insist on being involved in discussions on the Section 106 from the outset and would like the possibility to have a contribution towards a new burial ground and NHS provision within the town. Southam Town Council would insist that any windfall from an increase in property values which would result in a further contribution from Bloor Homes towards affordable housing in future developments should be ring-fenced for Southam only and not used anywhere else in the district.

38.7 QUESTIONS FOR COUNTY AND DISTRICT COUNCILLORS

None

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39. MEMBERS ITEM – COUNCILLOR T BROMWICH

RESOLVED:

To move this item to the confidential part of the meeting

40. INFORMATION FROM COUNTY COUNCILLORS

Cllr Appleton advised:

- That funds may be available for 20mph speed limits and that the matter is going back to Cabinet in the Autumn
- That developer contribution for each application is considered on its individual merits
- That he would supply a copy of WCC social media policy

41. 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

RESOLVED: i) to invite Councillor Appleton to remain to answer questions on item 6 on the Town Clerks confidential report ii) to deal with item 6 first

Councillor Mike Gaffney left the meeting at 9pm

42. TOLLGATE ROAD LEASE

Members considered the draft lease and the request to negotiate a license for contractors to have access across the leased land to facilitate ground works on the area to be used by the school.

RESOLVED:

i) to accept the draft lease

ii) that the Town Clerk, in conjunction with the Mayor and Deputy Mayor, agree a license for access, subject to agreement on use of a ‘considerate constructor’ reinstatement of land and compensation for inconvenience

43. STAFF SALARIES AND PAYMENT FOR SERVICES

RESOLVED:

To authorise payments of staff salaries dated June 2014

44. TAYLOR WIMPEY DEVELOPMENT 13/02947/OUT- DRAFT S106 AGREEMENT

Noted

45. MAYFIELD ROAD OPEN SPACE

RESOLVED:

That the Town Clerk, Mayor and Deputy Mayor would open negotiations with the Diocese regarding a new lease

46. ORBIT DEVELOPMENT – COMMUNITY ROOM LEASE

Members considered the confirmation from SDC regarding costs and the Community Use agreement

RESOLVED:

i) to accept SDC’s confirmation on costs

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ii) to accept a Community Use Agreement in principle

47. **ROUNDAABOUT- PARK LANE RECREATION**

Members considered the quotations

RESOLVED:

To delegate the decision to the Town Clerk to achieve the best deal available

48. **MEMBERS ITEM - CLLR T BROMWICH**

RESOLVED:

That the Burial Ground Working Party meets with the Diocese

49. **SOCIAL MEDIA** a discussion regarding the use of social media took place

RESOLVED:

i) That Councillors and staff would refrain from using social media to discuss Council business until the Town Council Social Media Policy is reviewed

ii) To consider the WCC Social Media Policy

iii) That residents should be advised to contact the Town Clerk if they have any queries or complaints

Meeting Closed 10.40

SCHEDULE OF PLANNING APPLICATIONS B					
SOUTHAM TOWN COUNCIL - JUNE 2014					
APPLICATION NO.	APPLICANT NAME	SITE	PROPOSAL	OBSERVATION DATE/COMMENT	Additional Information
14/01368/FUL	Mr Oliver O'Neill	57 St James Crescent, Southam	Erection of two storey extension to rear of dwelling, and single storey extension to side/rear	1st July 2014	No representations

Town Mayor signature _____