

NAILSWORTH TOWN COUNCIL
MINUTES of a MEETING of Nailsworth Town Council
held at the Town Hall, Nailsworth
on Tuesday 4 August 2015

Present		Cllr MP Robinson (Town Mayor) Cllr JL Dennis Cllr JL Duckworth Cllr NI Kay Cllr SK Millett Cllr DL Powell Cllr SM Reed Cllr S Robinson * Cllr S Thorpe
		District Cllr R Blackwell District Cllr E Simms
Present for item 2015/38 Present for item 2015/39		Richard and Tom Keating – Woodside Cottage, Star Hill Katie Jarvis – Save Nailsworth Valley Group
Apologies		Cllr E F Bonner Cllr A Elliott
	*	Denotes absence from part of meeting

2015/95 DECLARATIONS of INTEREST and CLLRs' DISPENSATIONS

There were no declarations of interest.

2014/96 CONSIDERATION of PLANNING APPLICATIONS RECEIVED

		COMMENT
S.15/1539/FUL Communication Station adjacent to New Football Stadium, Smiths Way, Forest Green	Replacement and installation of electronic communications apparatus	No observations
S.15/1628/HHOLD S.15/1629/LBC Elizabeth House, Oaklands Farm, Valley Road, Inchbrook	Conversion of existing pantry and adjoining store to a kitchen	No observations
S.15/1664/FUL S.15/1665/LBC Day's Mill, Fountain Street	Addition of a third floor, conversion of top three floors into six flats and the erection of an external stairwell	We are sympathetic to the development but are disappointed by the removal of the lift which will restrict accessibility for potential buyers/tenants. We would welcome an opportunity of discussing the building in the wider context of the area particularly in relation to the Nailsworth Urban Design Framework April 2008
S.15/1475/P31A The Jovial Forester Northfields Road	Change of use from shop (A1) to residential (C3)	No observations

*Cllr Thorpe arrived at close of discussion of S.15/1539/FUL

2015/97 PRESENTATION to TOWN GROUNDSMAN

The Mayor thanked Mr Norman Mansell for his 18 years of service and presented him with a cheque and flowers for Mrs Carol Mansell. Cllr Thorpe, as chairman of the Recreation and Amenities Committee, added her thanks for Mr Mansell's help and support. Mr Mansell was also thanked for deferring his retirement until the end of August, in order to cover the summer season and induct the new groundsman who was due to start on 24 August.

2015/98 INFORMATION

S.15/1650/TCA Penryn, Bath Road	Gleditsia tree – reduce all over by 1m and remove dead wood	No comment
S.15/1698/TCA Land at Watledge House, Watledge Road	Fell diseased trees: 2 x ash, 1 x cedar, 1 x Robinia Pseudoacacia	No comment
S.15/1784/TCA Watledge House, Watledge Road	Fell 2 x ash and 2 x holly to ground level	No comment
S.15/1786/TCA Beaconsfield Cottage, Watledge Road	Yew tree: crown raise to 5m Sycamore: fell to ground level	No comment

2015/99 PRE-APPLICATION CONSULTATION – proposed extension, Star Hill property

Mr Keating and his son presented NTC with a preview of their plans for a two-storey two-bedroom extension to Woodside Cottage so that it could be occupied by the extended family. The materials and design would complement the existing house and SDC planning officers had indicated that they had no particular objection. NTC Cllrs could see no objection in principle and thanked Messrs Keating for consulting them and awaited presentation of the formal planning application.

2015/100 UPDATE on PIKE LANE PLANNING APPEAL

Cllr Kay advised that the date for the Appeal would be 15/16 September at FG Rovers FC. The last date for submissions was 17 August, so the timescale was tight. His researches had suggested that Newland Homes with the help of Hunter Page had prepared a strong case, which meant that the objectors needed to be equally well armed. It would set a dangerous precedent for other similar sites if the Appeal was successful.

Andrew Lord of the AONB board had agreed to attend (with reimbursement of his expenses). The CPRE had also been invited. County Cllr Binns, Neil Carmichael MP and hopefully District Cllrs would also be present.

Cllr Kay had sought reassurance from Mr Mike Muston that, if he were to be commissioned to prepare a report, it needed to be hard-hitting, demolish Newland's arguments for disputing the planning refusal and make a strong contra-argument. Cllr Kay mentioned Newland's claim that more housing was needed, when his research had shown that permission for 67 new homes had already been granted this year, with the addition of new residential units at Day's Mill and the NCLT development to come, and yet more in Forest Green with the eventual relocation of the football club.

He pointed out that the argument of a 'Valued Landscape' was an important concept that had not been used by District Council and Mr Muston should be asked to make as much of this as possible. Cllr Kay would provide Mr Muston with a list of public comments to help build his report.

Mr Muston had responded this evening that he believed he could produce a useful supplementary report in time and estimated this would take a day at a cost of £800 + vat.

Cllr Kay recommended that NTC write formally to the Appeal Committee asking that the Council be included as a Party to the Appeal (meaning that representatives would be able to attend and speak)

and that he should submit his housing research document (refuting the value of having more houses), along with a statement about the updated Nailsworth Design Statement and Mr Muston's eventual report.

Cllr Kay was heartily congratulated on his hours of work and research on this matter, supported by the Save the Valley volunteers.

RESOLVED Cllr Thorpe proposed, seconded by Cllr Reed to unanimous approval that Mr Muston be commissioned to prepare a report for the Pike Lane development Appeal at a cost to NTC of £800+vat.

The Clerk reminded the meeting that NTC had agreed to share the cost of fighting the Appeal in anticipation that this would be much higher. Under the circumstances, no contribution would be required from the Save the Valley group at this time.

Mrs Katie Jarvis thanked the Council for its help and support. She would pass on the comments made by members of the public expressing their feelings for the site which provided valuable data.

The Clerk was asked to write to the Appeal Committee to request NTC be registered as a Party to the Appeal. The Mayor would attend the appeal hearing and present the Nailsworth Design Statement, with background information provided beforehand by Cllr Reed. Cllr Kay would speak on behalf of NTC and present his housing research and Mr Muston's report.

Cllr S Robinson added that he had been advised by Mr John Longmuir that District Cllrs should not contribute unless they had something new to add to the discussion.

The Clerk was asked to write formally to commission Mr Muston's report. This would be reviewed by all Cllrs, with Cllr Duckworth collating any comments and approving the final document for submission to the Appeal Committee.

District Cllr Sims added that Landscape and Traffic reports had been commissioned by SDC.

2015/101 FOREST GREEN ROVERS FC RELOCATION PROPOSALS

Given the time it had taken to get to this point in the meeting, Cllr Thorpe suggested and it was agreed that the item be deferred to a future council meeting.

2015/102 ADOPTION of RESOLUTION REGARDING PENSION ARRANGEMENTS for GROUNDSMAN as follows:

The Mayor, seconded by Cllr Thorpe, proposed adoption of the following resolution:

"That in accordance with the LG Superannuation Regulations 1986 no.24, Nailsworth Town Council hereby resolves by statutory resolution that the holder of the post of groundsperson/caretaker for Nailsworth Town Council will in future be classed as a contributory employee for the purposes of being admitted to the LGS Fund as administered by GCC and that, following proper periodical contributions being made by the employee and the Council, the said employee will be entitled to such benefits as are specified by statutory instrument made under the Superannuation Acts."

The resolution was carried unanimously.

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Town Mayor

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Date