

NAILSWORTH TOWN COUNCIL

MINUTES of a MEETING of Nailsworth Town Council held at the Town Hall, Nailsworth on Tuesday 19th December 2017

Present	Cllr Jonathan Duckworth (Town Mayor) Cllr Paul Francis Cllr Sally Millett Cllr Anne Elliott Cllr Ron Kerby Cllr Mike Kelly Cllr Steve Robinson Cllr Robert Maitland Cllr Angela Norman Cllr Sue Reed Cllr Myles Robinson
Minutes	Katherine Kearns (Clerk)
Apologies	None

Ref. No		Action									
2017/157	Verbal Introductions Everyone introduced themselves. Resident Lucy Meikle was present to speak about d)Woodcot planning application. Resident Henrietta Cullencourt was also present										
2017/158	Declarations of Interest & Applications for Dispensations There were no declarations of interest or applications for dispensation.										
2017/159	Consideration of planning applications received as follows: CONSULTATION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Ref</th> <th style="text-align: center;">Detail</th> <th style="text-align: center;">Comment</th> </tr> </thead> <tbody> <tr> <td>a) S.17/1963/ HHOLD The Cottage Millbottom Old Bristol Road Nailsworth</td> <td>Erection of two storey extension and conservatory</td> <td>No observations</td> </tr> <tr> <td>b) S.17/2552/OUT Land Adjacent 1 Ledgemoor, Watledge Road</td> <td>Change of use of a building from office use (Class B1(a)) to a dwelling house (Class C3)</td> <td>A detailed planning application is required which addresses appearance, traffic management, site access for construction, parking and other issues. It particularly needs to address the poor visibility in and out of the site. A detailed application might address the</td> </tr> </tbody> </table>	Ref	Detail	Comment	a) S.17/1963/ HHOLD The Cottage Millbottom Old Bristol Road Nailsworth	Erection of two storey extension and conservatory	No observations	b) S.17/2552/OUT Land Adjacent 1 Ledgemoor, Watledge Road	Change of use of a building from office use (Class B1(a)) to a dwelling house (Class C3)	A detailed planning application is required which addresses appearance, traffic management, site access for construction, parking and other issues. It particularly needs to address the poor visibility in and out of the site. A detailed application might address the	
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			widespread concerns of other residents.	
	c) S.17/2744/P30 Brutons Hardware Ltd, Old Market	Certificate Existing Lawful Use/Dev - C3 dwelling house	No objection in principle if the property has been marketed for a considerable period. NTC express concern there appears to be no parking provision for these new dwellings.	
	d)S.17/2645/HHOLD Woodcot, Rockness Hill	Erection of detached annex	No objection if ancillary to the main dwelling.	
	Cllrs continue to have problems accessing the new SDC planning server at all times of day. Clerk to write to SDC.			Clerk
2017/160	<p>To confirm minutes of council meetings held on 21st November, 28th November (special budget meeting) and 5th December 2017 and of the Recreation & Amenities Committee meeting held on 5 December 2017</p> <p>Full Council 21st November: Correction: <i>Mary</i> Saunders, not Mark Saunders. Proposed by Cllr Sue Reed, seconded Cllr Robert Maitland and approved unanimously.</p> <p>Special Budget meeting 28 November: Correction: 2017/148 <i>Cllr Angela Norman</i> asked about TIC and not Cllr Anne Elliott. Proposed by Cllr Steve Robinson, seconded Cllr Angela Norman and approved unanimously.</p> <p>Full Council 5 December: Proposed by Cllr Paul Francis, seconded Cllr Angela Norman and approved unanimously.</p> <p>Recreation & Amenities committee 5 December: Proposed by Cllr Ron Kerby, seconded Cllr Paul Francis and approved unanimously.</p>			
2017/161	<p>Matters of Urgency Abbeyfield House (nursing home) has applied for planning permission for a change of use to residential. NTC have asked for an extension for comments. A few cllrs were asked to form a group to comment on NTC's behalf if an extension for comments isn't granted. It was agreed the group will be Cllrs Ron Kerby, Jonathan Duckworth and Robert Maitland. <i>NB an extension for NTC comments has been granted until 17th January.</i></p>			

	<p>Cllr Ron Kerby expressed concern about a growing drug problem in Nailsworth. Cllr Sally Millett also raised this following the report of drug paraphernalia in Norton Wood and wasn't convinced the drug problem is being dealt with satisfactorily. She was concerned that very obvious drug dealing isn't being taken seriously. Cllr Ron Kerby has had reports from parents with young children who had been accosted by dealers.</p> <p>Clerk to invite Inspector Brian Clifford or his representative to the next Full Council meeting.</p> <p>Cllr Sally Millett mentioned the Aston Project, being led by PCSO Steve Wadley. The Clerk to invite PCSO Steve Wadley to a January/February meeting.</p>	<p>Clerk</p> <p>Clerk</p>
2017/162	<p>Reports</p> <p>a) reports from County and District Councillors Previously circulated reports were noted. County Cllr Steve Robinson reported the Horsley road will be reopened at 4pm on Wednesday 20th December. Unfortunately, part of the upper road will be closed from 8-26 January for utility work during the day.</p> <p>b) report from Town Mayor (paper attached) The previously circulated report was noted. Betty & Beattie's Vintage Interiors won the Christmas window competition. The Yellow Lighted Bookshop was second and the judges' special prize went to Coventry building society as all their decorations were made by local children.</p> <p>The Mayor reported Reverend Mike Smith will be leaving in February. Cllrs Sally Millett and Mike Kelly asked if more information could be in future reports, for example about future events and plans.</p> <p>c) report from Deputy Town Mayor (paper attached) The previously circulated report was noted.</p> <p>d) report from Town Clerk (paper attached) The previously circulated report was noted.</p> <p>e) reports from representatives on outside bodies There were none.</p>	
2017/163	<p>To consider Committee recommendations</p> <p>a) To agree a valuation of the Town Hall by Andrew Watton at a cost of £800 plus VAT Proposed Cllr Ron Kerby seconded Cllr Robert Maitland, agreed unanimously.</p>	Clerk
2017/163	<p>Accounts:</p> <p>To agree payments in accordance with the budget as listed in the attached report Proposed Cllr Sue Reed, seconded Cllr Robert Maitland and agreed unanimously.</p>	

2017/164	<p>To receive a report of NTC's financial position The previous circulated report was noted.</p>	
2017/165	<p>To review NTC's Risk Assessment Cllr Ron Kerby asked the fire risk assessment to be changed to 'high' as the implications are not yet known (see next agenda item).</p> <p>The Clerk clarified that the local authority procurement portal is used for larger contracts. The Clerk undertook to add references to NTC policies to the Risk Assessment. Changes to risk levels and extra risks will be added to NTC's Risk Assessment as they occur, and the document will appear on future agendas.</p> <p>Proposed Cllr Ron Kerby, seconded Cllr Sally Millett, agreed unanimously.</p>	Clerk
2017/166	<p>To consider quotes for Fire Risk Assessments of all NTC properties Cllr Steve Robinson asked the Clerk to look into the on costs of the chosen contractor as these may be more expensive. It was recommended to arrange a visit from Corinium.</p> <p>Proposed Cllr Mike Kelly, seconded Cllr Robert Maitland, agreed unanimously.</p>	Clerk
2017/167	<p>To agree changes in Reserves for budgeting purposes Cllr Sue Reed asked if this item could be taken after item 13. The Clerk said this item was a regular 'housekeeping' exercise that needed to be done regardless.</p> <p>The recommended movements in Reserves and budget headings were agreed.</p> <p>Election Expenses reserve: £3,800 from General Fund Contingency reserve: £3,000 from General Fund Staff Recruitment reserve: £2,000 from General Fund MUGA reserve: £1,730 from General Fund KGV Extension Field reserve: £5,318 from General Fund Naturesave Trust Grant reserve: £21.20 from General Fund</p> <p>Budget heading 1250 Support for Children's Centre: £500 from General Fund Budget heading 1080 Town Archives: £292.75 from General Fund Budget heading 3060 KGV changing rooms: £324.20 from General Fund</p> <p>Proposed Cllr Sue Reed, seconded Cllr Angela Norman, agreed unanimously.</p>	
2017/168	<p>To receive a report from the MUGA working Party Cllr Jonathan Duckworth said Council faces a challenging decision. This item is on the agenda for the simple reason that the preferred contractor went insolvent, their replacement cannot be chosen because of procurement rules. Appointing the other contractor will result in a shortfall of up to £17,000.</p>	

	<p>There is no reason to go over the history of the development, since that was done when Council made its original decision. It is not relevant. The situation now is different from the situation then. The terms of the Section 106 have now changed and we've now passed the time when the S106 money has to be spent purely on a MUGA adjacent to the stadium.</p> <p>It must also be noted that this is not a Council project per se. It has arisen because of the requirement of the developers of The New Lawn to compensate the residents of Forest Green for the loss of open space and recreational facilities. In many ways, if this had been a Council project, the shortfall would be easier to deal with, council would have raised the money over several years, such as with the Market Street Garden or Fountain, or borrowed money against a contractor's quote, such as the Police Station. It would have been a council project with council money.</p> <p>There are two options, both controversial: that council taxpayers should fund the shortfall, for an agreed project on school grounds, or the development of a community park on Council land. There has to be an accepted order placed by December 2020, so there is not time pressure.</p> <p>Cllr Jonathan Duckworth suggested that in the new year NTC carry out a full consultation of the residents to determine what they would like as lasting recompense for the loss. Both groups of councillors and interested parties would be able to lobby for support and the result of the public consultation would give council a powerful indicator as to what solution the community prefers.</p> <p>Cllr Myles Robinson disagreed. As chair of the MUGA working party he wanted to make a presentation of the options from the working party.</p> <p>Cllr Ron Kerby said as a member of the working party he wasn't happy with the paper on the table and agreed with Cllr Jonathan Duckworth that the decision should go back to the people. He said he was elected by the town to represent them and need to be able to stand behind the integrity of decisions. Cllr Robert Maitland agreed and didn't think a decision taken 10 years ago can be implemented now without asking residents how the money should be spent. After that, he would be happy to go with whichever decision the people say.</p> <p>Cllr Steve Robinson said Cllr Robert Maitland wasn't around when there were two consultations a few years ago. No alternative is being shown in this paper. 18 months ago NTC agreed to go ahead with the MUGA. Cllr Jonathan Duckworth said the two consultations had conflicting outcomes. One fully</p>	
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	<p>supporting MUGA and one fully supporting Miles Marling. Cllr Anne Elliott said the previous consultations were not considered valid by NTC and were dismissed. Cllr Jonathan Duckworth said this is about a shortfall of funding. If the funding was there the project would go ahead.</p> <p>Cllr Mike Kelly said it's a poor reflection on Council that it's taken so long to get so far. NTC need to look at how the shortfall can be raised. He asked if the MUGA working party had looked at alternative ways of raising the money? Are there grants available? Can the school or other groups in town raise the money? This doesn't discount going ahead with Miles Marling as well in the future.</p> <p>Vince Southcott (Head of Nailsworth Primary School) said he'd approached a different contractor and discussed lowering the specification. The Clerk explained that using another contractor would mean going out to tender again (incurring more costs) and reducing the specification further risks making the MUGA less appealing for outside groups.</p> <p>Cllr Mike Kelly asked how long will the contractor's price will be held be kept for? It was confirmed the contractor's price stands but this isn't indefinite.</p> <p>Cllr Anne Elliott said as the rest of the working party hadn't had sight of Cllr Myles Robinson's presentation it doesn't represent the working party.</p> <p>Cllr Myles Robinson said he had found some extra money for the MUGA and that the shortfall isn't £17k. He said £4k had already been paid by NTC already. <i>(NB c.£4k for GCC fees)</i> Cllr Steve Robinson said as County Cllr he would allocate £7k of his £10k for small infrastructure projects from the next financial year towards the MUGA. Cllr Myles Robinson went through the options considered by the MUGA working party. This included using a different contractor (not possible), retendering (incurs extra costs) lowering the specification (dismissed). The working party had agreed it was possible to spend the money on something else. The amount spent by NTC so far is c.£15k. If NTC don't go ahead this money is wasted. NTC have added in £3k extra S106 from The Barn, Nympsfield Rd plus £5k contribution from the school. Cllr Myles Robinson asserted NTC can go ahead with the MUGA. Cllr Myles Robinson looked at the planning applications for the MUGA, FGR's move to the New Lawn and for Redrow housing. He said playing fields and tennis courts were highlighted in an early application, as the public open space contribution. He asserted that the S106 is about playing fields and sport and not recreational parks. Cllr Myles Robinson said the chosen MUGA contractor had recently refurbished NTC's tennis courts and this had come in on budget</p>	
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	<p>without the need for a 10% contingency. He would like NTC to agree to building the MUGA at the school.</p> <p>Commenting on Cllr Myles Robinson's presentation, Cllr Ron Kerby said new information brought up by the chair of the working party should have been brought to the working party group. He was concerned that, although legal agreements are in place, there's an ongoing charge for NTC for insurance every year. Also, concerned the school has first call on the MUGA's use; the public can't use it if the school is using it; all children must be supervised. Nailsworth Youth Club won't be paying for use and so won't be paying into the sinking fund for the future. Resident Debbie Powell said the land now built on was all free to use and could not be replaced by a paying facility.</p> <p>Vince Southcott (Head of Nailsworth Primary School) offered a further £6k in addition to £5k funding if needed. Cllr Jonathan Duckworth said the extra money offered changes the landscape considerably.</p> <p>Cllr Robert Maitland said there was a very serious process problem and it was extremely concerning to have a report that isn't widely shared by the working party, and additional information and funding presented at this meeting. Council cannot decide this evening. Having taken ten years to get this far, what's the urgency in going ahead without a proper consultation in deciding? A proper report is needed sometime in the future.</p> <p>Cllr Sally Millett said the S106 money was to give a valuable source of sports availability and was concerned this project doesn't answer that need. She didn't feel it will be available for local young people without supervision and booking required. The Youth Club don't work at the weekend.</p> <p>Cllr Jonathan Duckworth said council need to remember NTC made a decision and the reason we're here is to address the shortfall.</p> <p>Cllr Anne Elliott felt it was clear the MUGA wasn't the right decision and would like assurance an alternative option is considered. Is the town getting value for money, is the MUGA what was intended and is it proper compensation for what Forest Green lost? Cllr Sue Reed said she would like the working party to bring a second paper which brings all the information to NTC including where the extra money is coming from.</p> <p>Cllr Anne Elliott said a project on Miles Marling Field was put forward as an example of an alternative use of the money. Cllr Ron Kerby said he'd received a quote on 1st December for a community park scheme at Miles Marling Field for £87k.</p>	
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	<p>Cllr Mike Kelly said the project hasn't changed that much and NTC are only talking about the funding shortfall. He'd like to hear more about the Miles Marling Field project but suggested that both can be done. Cllr Steve Robinson said the Miles Marling Field project is only useable at certain times of year and is a different project altogether.</p> <p>Cllr Anne Elliott said in answer to Cllr Mike Kelly's point the escalating cost was the main reason for revisiting the decision. NTC should also consider value for money: how can NTC justify spending so much money for facilities for the school when the school already has excellent facilities. As ten years are now up, we have more options for where and how we can use the money.</p> <p>Cllr Robert Maitland said the vote on the MUGA came up when he and Cllr Ron Kerby had been cllrs for a month. He had assumed it was a formal decision about something that had been properly put in place. He sees every merit in revisiting this decision. The previous council spent ten years failing to implement this project and as costs have escalated then it's incumbent on council to re-examine it.</p> <p>The Clerk undertook to get an assured price from the chosen contractor as soon as practicable. GCC's project manager is on holiday and the Clerk will be away until 8th January.</p> <p>Cllr Jonathan Duckworth said the decision shouldn't be rushed and this decision is to be brought back to the January meeting. Cllr Anne Elliott asked that the alternative option (Miles Marling Field) should be discussed. Cllr Steve Robinson asked that any vote on this be recorded.</p> <p>It was agreed Cllr Jonathan Duckworth and the Clerk to rewrite the paper to include an assured quote from the contractor, full details of where the funding is coming from and any other costs detailed.</p>	
2017/169	<p>Pour envisager un nouveau représentant pour le groupe de jumelage de la ville (To consider a new NTC representative for the town twinning group). Cllr Sue Reed offered to be NTC's representative on the Town Twinning group.</p>	JD/Clerk Clerk to inform group
2017/170	<p>To set up a Working Party to review all NTC's discretionary grants for Town Services The Working Party will consist of Cllrs Sue Reed, Angela Norman, Mike Kelly, Robert Maitland and Ron Kerby. Proposed Cllr Myles Robinson, seconded Cllr Jonathan Duckworth, agreed unanimously.</p>	Clerk to arrange meeting date
2017/171	<p>To consider reducing the need to post papers to cllrs</p>	

	<p>Cllrs asked if the papers could be collected from the TIC as this is an easier location for them to reach. Cllrs agreed that the need for posting papers can be reduced.</p> <p>Each cllr to let the office know their preference; for posting to their homes or papers printed and left at the TIC. All papers will still be sent via a Dropbox link. This is to be introduced in January.</p>	Clerk
2017/172	<p>To receive an update on the Arkell Centre loan repayment</p> <p>Cllr Steve Robinson requested the Mayor mention in Nailsworth News the good news that the Arkell Community Centre loan has been repaid in full by NTC.</p>	JD

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Town Mayor
Nailsworth Town Council
Town Hall, Old Bristol Road, Nailsworth, GL6 0JF

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Date