



NAILSWORTH TOWN COUNCIL
Minutes of Nailsworth Town Council
held at the Town Hall, Old Bristol Road, Nailsworth GL6 0JF
on Tuesday 2nd August 2022

Present:

Cllr Mike Kelly (Chair)
Cllr Natalie Bennett
Cllr Paul Francis
Cllr Robert Maitland
Cllr Angela Norman
Cllr Shelley Rider
Cllr Steve Robinson
Cllr Colleen Rothwell

Minutes:

Locum Clerk, Mrs Irena Litton BEM

Apologies:

Cllr Jonathan Duckworth
Cllr Patsy Freeman
Cllr Ros Mulhall

Also present:

20 Members of the Public

2022/076

Verbal Introductions and safety briefing

Those present identified themselves. The fire evacuation routes were described for all those present.

2022/077

Public participation

It was requested that with a number of planning applications submitted for greenfield land that the Council consider undertaking a survey to understand the greenspaces, forestry and watercourses within the Parish and how best to protect them.

Land North of Pike Lane (S.22/1482/FUL)

An example of loss of trust in Stroud District Council Planning Department was shared. The applicant's Design and Access Statement suggests the Planning Officer has conceded that proposals for this land were suitable prior to an application being submitted. This would be inappropriate.

Summary of Public Comments:

- There are rules for barn conversions that give pre-determined rights – how do these rights effect this application?
- The building is not a barn but an old cider house; the developer wants to make it look like a barn conversion.
- The bats will have to be moved.
- The applicant is suggesting that it is a Heritage Asset but then includes proposals that would be inappropriate to the protection of a Heritage Building.
- The proposals would adversely affect the enjoyment of the Public Rights of Way.
- Limited amenity space.
- There is no suitable vehicle access and the applicant has not proved the right of access.
- Suspicion that the applicant has other plans for further development.



- That after speaking with a Planning Officer, this application may be split into two separate applications, so urged the Council to also ensure they consider the implications of the equestrian proposals as well as the barn conversion.

Land at Pike Lane (Variation) (S.22/1512/VAR)

Summary Public Comments:

- The main differences are that the huge three storey of coloured glass is to be replaced by louvers.
- Both Plot 8 and Plot 1 have increased in size and the garage is now detached.

The Mayor thanked the residents for their valuable input.

Cambray House (S.22/1623/FUL)

The applicant explained the proposals and what he is hoping to achieve. He confirmed that Highways supported the application as it improves the safety for both the applicant and other road users. He confirmed that he does not want to gain permitted development rights on the new drive.

2022/078

Declarations of Interest & Applications for Dispensations

Cllr Angela Norman declared an interest in Agenda Item 2022/078 b - S.22/1384/HHOLD, Rose Dene

2022/079

Consideration of Planning Applications received as follows:

- a) S.22/1482/FUL Land North Of, Pike Lane, Nailsworth, Gloucestershire. Application: Full Barn conversion to form a dwelling with assoc. access arrangements and landscaping. Change of use of field from agricultural to equestrian. Erection of a stable

Comment: NTC strongly objects to this application and furthermore would like the application called into the Development Control Committee, should the Officer be minded to approve it. If the application is approved then NTC would like the following conditions to be added - "no construction traffic on the cart track and no closure of footpaths at any time. Plus a condition that all work is carried out with hand tools".

Reasons for objection:

1. This proposed development - 'barn conversion' – should be refused as it is outside the settlement boundary.
2. The case for development rests on "development proposal ... needed to maintain the heritage asset". (Planning Statement [PS] 3.3.70. However, the building has not been identified by the LPA as having local heritage interest – though the PS says that this is required for a non-designated asset (3.3.3). The applicants admit they have found no evidence that Miry Barn has any historical relationship with the listed buildings on Barn Close (2.3.5). They assert that the building is a heritage asset simply to make a case for development.
3. Access to the converted barn is proposed using what is inaccurately termed a lane – in reality a narrow unmade cart track with no passing places, generally seen and used as a relatively wide footpath. The track is almost never used by motor vehicles, but is heavily used by pedestrians, including children. The development creates a parking area adjacent to the barn by developing part of the adjacent field. This would further encroach on green space, whilst vehicular parking, deliveries and service visits will mean much more intensive use of the unmade track / footpath. This will create pressure to widen and tarmac it, changing its character and making it less safe for pedestrians. This is particularly unacceptable as the site lies at the junction of two key footpaths (FP17 and 21), which are much used and provide the only safe



pedestrian access to the town from Shortwood and from Rockness. The track is currently safe with effectively no vehicular use, whilst Barn Close is a cul de sac. This development would require frequent vehicle access and turning movements and put pedestrians at risk. That is unacceptable. The footpath from Shortwood currently emerges at the footpath crossroads, transitions to a track, then a cul de sac and finally a road. This pleasing and safe progression would be ended; it would emerge in a parking lot and transition to a narrow vehicular access which would be dangerous to pedestrians.

This much walked area would be irrevocably changed, its character destroyed and the 'arrangement of spaces' and pathways that 'establish a strong sense of place' would be ruined.

4. The proposal to change the use of the grazing land from agricultural to equestrian and to erect a new 'stable' is unacceptable. The existing use agricultural use is entirely appropriate for how the land is utilised, which is for grazing a couple of horses. Equestrian use opens the possibility of more intense and inappropriate activity – livery, schooling etc – that would mean further development and / or clutter on the green space – e.g. jumps, horse exercisers, schooling surfaces replacing grass. That would be a further encroachment on the valley, undermine its status as a 'quiet valley' and encourage further development.
5. It is inaccurate to claim a track is a lane, and assert that the barn has links to listed buildings, and is a non-designated heritage asset.

Summary of objection:

The proposed development contravenes planning policies, including but not limited to development that is outside the settlement boundary; that will result in more building and more intensive use in the quiet valley; that will disrupt public footpaths and introduce vehicular traffic to a narrow cart track; that will destroy the sense of place.

- b) S.22/1384/HHOLD Rose Dene, Shortwood Road, Walkley Wood, Nailsworth. Application: Householder Construction of garden room, access steps and alteration to boundary wall
Cllr Angela Norman took no part in the debate.
Comment: NTC have no objection to the construction of the garden room, however, concerns were expressed regarding the height and weight of the boundary wall and would prefer the wall to be reduced in height.
- c) S.22/1512/VAR Land At, Pike Lane, Nailsworth, Gloucestershire. Application: Variation of Condition. Variation of Condition 1 of S.17/0883/REM - Changes to detailed house design of Plot 1
Comment: NTC objects to this application. This application was opposed by over 1,000 people and was won on appeal. Development was given permission on the design quality and cohesion and these proposed variations degrade the design quality.
- d) S.22/1531/LBC. Wood Farm, Nympsfield Road, Forest Green, Nailsworth. Application: Listed Building Application. Replacement of modern porch, kitchen extension, internal alterations, new car port/garage and barn conversion with link building
Comment: NTC supports this application.
- e) S.22/1530/FUL. Wood Farm, Nympsfield Road, Forest Green, Nailsworth. Application: Full. Replacement of modern porch, kitchen extension, internal alterations, new car port/garage and barn conversion with link building
Comment: NTC supports this application but would like a condition included to ensure that the barn conversion remains as an ancillary to the main dwelling.



- f) S.22/1565/HHOLD. Dairy Farm, Whips Lane, Watledge, Nailsworth. Application: Householder. Construction of small porch extension
Comment: No observations.
- g) S.22/1623/FUL. Cambray House, Bath Road, Nailsworth, Stroud. Application: Full. Change of use of land from agricultural to domestic to facilitate the creation of a new access and the erection of outbuilding comprising a double bay garage, store, office and meeting room
Comment: NTC supports this application but would like a condition added to ensure that the new access/driveway does not increase the residential curtilage and gain permitted development rights.
- h) S.22/1631/HHOLD. Prencott, Harley Wood, Nailsworth, Stroud. Application: Householder. Alterations and extension to existing dwelling
Comment: NTC find that the documents submitted with this application are unreadable. NTC agreed to defer their decision and request an extension from the Planning Officer and request that legible documentation is provided.

TREES IN A CONSERVATION AREA

- i) S.22/1639/TCA. Bramshaw, Theescombe, Amberley, Stroud. Application: Trees in a Conservation Area. Fell dead ash (T1) and Conifer (T2)
Comment: No Comment.

PREVIOUSLY TRACKED APPLICATIONS

- j) S.22/1279/TCA Sesame House Watledge Road Nailsworth Stroud Gloucestershire. Holm Oak (T1) - Reduce height by 4m, reduce width by roughly 2m. Walnut (T2) crown by roughly 2.5m. Application approved. NTC: no observations
- k) S.22/1144/LBC 5 Merton Cottages Shortwood Road Nailsworth. Rear single storey extension and internal works. Application approved. NTC: supports this good piece of design.
- l) S.22/1107/HHOLD 22 Worley Ridge Nailsworth Stroud Gloucestershire GL6 0DP
- m) Erection of single storey rear extension & dormer windows. Application permitted. NTC: no observations.

2022/080

To confirm minutes of the Full Council meeting held on Tuesday 19th July 2022

All agreed

2022/081

Matters of Urgency *important items that have arisen since the meeting summons (agenda) and cannot wait to be addressed with a written report at a future meeting, due to inflexible deadlines*

- Beechwood Road play area: the main fence had been knocked down by a van. This area should be managed by Redrow. It has emerged that the play equipment has not been ROSPA inspected. Therefore, the play area is now closed to allow for a ROSPA inspection to take place, repairs and to be made safe. The closure will be for approximately 6-8 weeks.
- Bolt (a sponsor of Forest Green Rovers) want to encourage less reliance of cars and offering a donation of £10,000 to Nailsworth Town if through their 'app' a number of steps or bike rides (tbc) is signed up to and achieved. A consultation will be held for the use of the funding.
- An information session will take place in the Mortimer Rooms with regard the works to the mini roundabout and flood alleviation works commencing on the 12th September. This will be advertised in the Nailsworth News. The works are being



carried out by Gloucestershire County Council Highways and are expected to take approximately 6 weeks.

2022/082

To consider a budget of up to £8,000 (including legal fees of £1,800) to allow phase one work to start as soon as the land is transferred to NTC (for Carters Way)

All agreed to a budget of up to £8,000 (including legal fees of £1,800) is set aside to allow phase one work to start as soon as the land is transferred to NTC.

2022/083

To ratify a payment of £1,825 to Artsparks for work on the Festival of Flags, missed off the July payment list and included as an emergency payment

All agreed.

2022/084

To consider raising changes to Nailsworth parish boundary under SDC's Community Governance

All agreed to put forward all four suggested changes to the parish boundary and to consult with neighbouring parishes who will be affected by NTC's proposals (Woodchester, Minchinhampton and Horsley)

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Town Mayor
Nailsworth Town Council
Civic Centre, Old Market,
Nailsworth, GL6 0DU

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Date