

**NAILSWORTH TOWN COUNCIL**  
**MINUTES of the MEETING of Nailsworth Town Council**  
held at the Town Hall, Nailsworth  
**on Tuesday 17 April 2012**

Present		Cllr Steve Robinson (Town Mayor) Cllr Nick Dart Cllr Jonathan Duckworth Cllr Anne Elliott * Cllr Norman Kay Cllr Mike Kelly Cllr Mohib Rahman Cllr Myles Robinson
Apologies		Cllr Paul Carter                      County Cllr Waddington Cllr Sue Reed                        District Cllr Blackwell Cllr Sally Thorpe                    District Cllr Farrell
	*	denotes absence from part of the meeting

**2012/237                      PUBLIC QUESTION TIME**

Mrs Jo Smith questioned whether the disposal of Nailsworth **police station** meant that the Police Authority felt there would be no time in the future when Nailsworth would need a police presence, and was it reasonable for GCC to expect NTC to buy a public building which had already been paid for with taxpayers' money.

The Mayor responded that the Police Authority had made plain its determination to sell off all smaller police stations, despite NTC's best efforts to retain the one in Nailsworth. The Mayor agreed with Mrs Smith's comment about essentially buying the building a second time but she could rest assured that NTC had done its best to point this out and to secure the best possible price for the town, with the Police Authority being duty bound to achieve the best price for its asset. GMTF had provided free advice on the matter, which would be discussed at greater length later in the meeting.

Mr Bill Affleck referred to the reprieve on the imposition by SDC of **paid parking** in the town, and asked whether NTC was taking any steps to prepare for the review in 18 months time. There had been no further information on proposed changes to the bus station, trialling of time disks or additional long term parking for traders. Mr Affleck was concerned that there appeared to be a lack of data and action.

The Mayor advised that a further meeting had taken place with Alison Fisk SDC and Nigel Cooper cabinet member, and results of a consultation to change time limits at the Co-Op and TH car parks was awaited. NTC had responded that it did not object to reduction of parking at the Co-Op from 4h to 2h, in line with most of the town; but strongly resisted SDC's wish to turn the TH car park into a 23h zone including limited issue of residents' permits, which would greatly affect casual parking for users of the TH and Comrades Club. James Chamberlain was attempting to obtain planning permission for some long term parking along the Avening Road, which it was hoped would be used by traders and free up town centre spaces.

In response to a question from Cllr Duckworth, the Mayor confirmed that if parking congestion had eased by the time of the review in 18 months time, he understood that no charges would be proposed by SDC.

Mr Affleck suggested SDC would be under pressure from other communities where paid parking was already in place, to which Cllr Duckworth responded that at the SDC cabinet meeting when this had

been mentioned, it was made quite clear that it was not a factor, on the basis of 'equality of amenities'; ie, towns like Stroud and Stonehouse had far greater amenities than Nailsworth, in particular, a train station.

The Mayor thanked Mr Affleck for drawing attention to this and agreed NTC needed to prepare for the review. Cllr Kay added that the current administration had only just come into power and was unlikely to want to risk losing seats by imposing unpopular measures. A follow up from Ms Fisk was awaited, along with final proposals for the Co-Op and TH car parks following the consultation.

With regards to redesigning the bus station, SDC had indicated it was not ready to progress this scheme and NTC had made it clear that it awaited proper consultation on any proposals and was not in agreement with the most recent design some Cllrs had been shown.

\* Cllr Kay joined the meeting during the above discussion

### **2012/238 MINUTES of COUNCIL MEETINGS**

The minutes of the meeting held on 20 March were approved and signed.

### **2012/239 GCC LIBRARY CONSULTATION (2012/218)**

The consultation had now closed and news was awaited as to whether GCC would increase Nailsworth Library's paid hours. A further number of volunteers had been trained up.

### **2012/240 NEW RECYCLING BANKS (2012/222)**

The Mayor with Cllrs Carter and M Robinson had attended the viewing of the new super recycling banks and advised that the main problem was the larger lorries required to remove/replace them. However there did not appear to be an alternative site to locate the banks and residents would have to cope with a little disruption in the interests of the commitment to recycling.

### **2012/241 NAILSWORTH ACCESS GROUP (2012/223)**

Cllr Kelly reported that a further walkabout had taken place today with Cllr Carter and Richard Grey, new GCC Highways manager. Proposals were now awaited for improving access; the pavement outside Tesco was already identified as needing attention, requiring possibly a bollard by the post boxes. The next meeting of the group would take place on 11 May, which would also be attended by a PCSO, who Cllr Kelly hoped might be able to help with illegal parking on yellow lines and pavements. The Mayor thought this might be more under the remit of the Neighbourhood Wardens.

### **2012/242 COUNCIL WEBSITES (2012/229)**

Cllr Duckworth advised that the cost of moving the co.uk website to the same provider as the gov.uk site would actually be an additional £6 (not £3) per month, but this allowed for two sites, so it seemed logical to offer the second one to the Arkell Centre. The Clerk clarified that the new agreement therefore covered 3 sites in total and Cllrs agreed that NTC would cover the cost of the bundle and not charge the ACCCT. Cllr Duckworth would work with Bruce Burn to transfer the sites accordingly.

### **2012/243 EMAIL & WEBSITE POLICY (2012/230)**

Cllr Duckworth confirmed that it had been agreed that Cllrs should use the gov.uk email addresses for all council business, with two remaining Cllrs awaiting connection. He explained the reasons for using the group addresses to send a message to all Cllrs and inadvisability of replying via the 'reply all' button. Following the reshuffle of committee members in May, group emails could be set up for the respective committees. A few Cllrs had some questions and Cllr Duckworth offered again to provide help where necessary.

**2012/244 TOWN MAYORs COMMUNICATIONS**

The Mayor advised that he and Cllr Reed would be arranging a meeting with Ian Crawley to progress the new Town **Action Plan**. He would also take up the offer of free assistance from Ellen Tattershall at GRCC.

The Mayor had taken part in the **Sports Relief** run with some 200 others, and was pleased to have completed the course.

He had attended the **FGRA AGM** in place of Cllr Thorpe, but attendance had been poor and the meeting was inquorate. The Association had tried out different days and times for its meetings, but with little success in increasing attendance.

Cllr Carter had arranged a **Scrubbers' Supper** at the Youth Club, as a thank you to volunteers who had put a lot of effort into clearance work on the W and Bunting Hill.

**2012/245 REPORT of TOWN CLERK**

Further publications had been received in the office: Countryside Voice, Wildlife Magazine, CPRE newsletter.

**2012/246 REPORT from REPRESENTATIVES on OUTSIDE BODIES**

Cllr Elliott reported on her attendance at the **CAB** board of trustees meeting, at which she had received the impression the board looked favourably on the return of a CAB presence to Nailsworth. However she had since spoken with the manager who did not appear so keen. A decision would be made at the meeting of the strategy team on 25 April.

**2012/247 REPORT of PLANNING COMMITTEE**

In the absence of the chairman, Cllr M Robinson gave the report of the meetings held on 22 March and 3 April.

Cllr Kay commented on the planning application for a house on the site of the **Burma Road Stores** and that it would be a shame to lose one of the few retail premises left in the area. Cllr M Robinson explained that it was renewal of an old outline planning permission at this point, but Cllr Kay urged the committee to consider raising an objection if it came up again.

The Mayor commented that it appeared some of the town's **empty properties** were not paying business rates having been removed from the list under old laws. This was doing nothing to encourage owners to make proper use of the buildings, and no effort was being made to bring them into line with newer regulations where all major retail sites were liable to business rates, even if empty.

**RESOLVED** that the comments of the Planning Committee made at its meetings held on 22 March and 3 April be approved.

**2012/248 REPORT from PROPERTY MANAGEMENT COMMITTEE**

Cllr M Robinson gave the report of the meeting held on 27 March and the minutes were approved.

The Clerk had consulted with Alan Vaughan about the old **Lionel Bathe films**, which he thought were not cellulose nitrate, as they were made after 1950. Mr Vaughan had converted the films previously to video and suggested they should now be converted to DVD and digital. The Clerk was asked to get a quote from Mr Vaughan. Cllr Duckworth offered to get involved as he had some experience in this field and suggested the final version could be released on YouTube. Meanwhile extracts from the videos were being made into a film for the Jubilee celebrations.

Cllr M Robinson sought approval for the **checklist for potential contractors** and Cllr Kay suggested an additional item should be added regarding policy on trade unions. This had not been included in

the original criteria as rules regarding trade unions were already covered by law and the checklist was designed to cover additional points of specific interest to NTC.

**PROPOSED**      **Cllr Kay proposed, seconded by Cllr Rahman that the following comment be added to the criteria under bullet point 3: "positive attitudes towards trade union membership".** The motion failed with three votes in favour, four against and one abstention.

The Clerk confirmed, in response to a question from Cllr Elliott, that NTC had a **tendering procedure** and set of documents for contracts over £10k; for those under £10k, the policy was to invite three quotes, with many of the contractors used being small one-man bands.

The Clerk advised that SDC intended to revert to the original supplier to request a different style of (vandal-proof) **water spout for the stone fountain.**

Regarding the **audio visual system for the council chamber**, SP Electrical had responded that they had already installed several in the area, but could not match the £1000 quoted by the original contractor. Their price was £1540 (or £1380 without sound) and following discussion, the general feeling was that it was worth doing a proper job. Holding planning meetings at the Arkell Centre was not an option as it would cost £26 a time and the hall was used by others. Cllr Duckworth would liaise with Cllr M Robinson to ensure the best price was obtained for the projector.

**PROPOSED**      **the Mayor proposed, seconded by Cllr Rahman that an amount of up to £1540 be approved for purchase of a S&V system for the council chamber to be installed by SP Electrical, on the understanding that further efforts would be made to reduce the final price.** The Motion was carried unanimously.

**PROPOSED**      **Cllr M Robinson proposed, seconded by Cllr Elliott that the recommendations recorded in the minutes of the Property Management meeting be approved, including the new hire rates.** The motion was carried unanimously.

#### **2012/249      REPORT from RECREATION & AMENITIES COMMITTEE**

Cllr Kay gave the report of the meeting held on 10 April and the minutes were approved. Discussion around the acquisition and poor condition of the **extension field** was revisited. Other than undertaking minor essential drainage by the gate, NTC had not investigated further improvements as it was not keen to spend any money on the field.

Cllr Kelly advised that an **advertising board for Market Street shops** was being investigated, in order to do away with the perceived need for A boards. Cllr Carter had emailed the Mayor regarding the decision not to allow any **posters on the railings** between MG and Fountain Street and suggested holding a meeting in due course with interested parties. The Clerk had learned that GCC now had to approve and stamp all signs and posters to be put up on its property, so that NTC should only dictate policy on those areas owned by the town. Cllr Kelly added that **A boards** appeared to be proliferating again and GCC was keen to ban them totally, to which the Clerk added that GCC had in the past gone round and demanded removal of all A boards and shop produce encroaching on the pavement.

Cllr Kay had no objection to the Environment Committee continuing the discussion over **dog fouling** measures at its next meeting.

#### **2012/250      PROPOSED PURCHASE of NAILSWORTH POLICE STATION**

Cllr M Robinson circulated some information and costings for the acquisition and refurbishment of the Old Police Station and ran through the history of the project so far. The agreement had been made

to accept the mean price of three valuations, which had come out at £119k. The Mayor added that three quotations had been obtained before appointing the architect and valuer.

Cllr M Robinson advised that enabled\* access would have to be made via the car park side of the building. \* Cllr Kelly advised that this was the now accepted term for 'disabled'

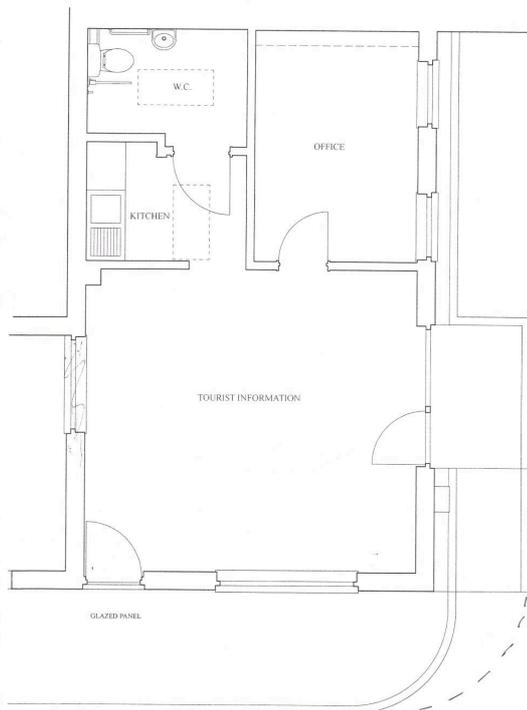
### Initial costs

Purchase of building	£119,000	including car parking area, garage and stores
Valuer	£1000	
Legal fees	£2000	
Architect	£2000	inc supervision of building work
building est. phase 1	£30,000	fitting the unit out for occupation by TIC

Cllr M Robinson's calculations indicated that a PWLB loan of up to £155k should be applied for, which would require annual repayments of £5425 over 20 years (against an average rent at 4 the Old George of £8k pa and rising)

### PROPOSED Cllr M Robinson proposed, seconded by Cllr Kay to unanimous approval that NTC

- 1 **Agree to proceed to purchase of the Old Police Station, subject to contract, and accept the costs in the appraisal prepared by Cllr M Robinson.**
- 2 **Instruct solicitors to receive the draft contract.**
- 3 **Apply for a PWLB loan for up to £155,000, following the approval and support of the Department for Communities and Local Government.**



Although the **toilet** would be for staff use only, Cllr M Robinson was adamant that it needed to be enabled, which meant it would also require much more space than a standard facility.

Cllr Duckworth questioned whether the **final price** could not be brought down, but Cllr M Robinson advised that NTC had to abide by the agreement to accept the mean of three valuations, despite the fact that the Police Authority valuation had seemed unreasonably high.

**Running costs** for the TIC in this building would be similar to those currently incurred at the Old George, although it was expected the refurbishment could include measures to make it more energy efficient.

Cllr M Robinson added that some **widening of the pavement** on the corner of the building would probably be required for enabled access (see dotted line), which the Clerk advised was the responsibility of GCC.

Cllr Elliott felt very reassured to see Cllr M Robinson's figures on paper and was more reconciled to the project.

Mrs de Lacroix was very concerned that the **open space remaining for the TIC** under the plan presented by Cllr M Robinson (shown above) **was extremely limited** and hoped that as manager of the TIC her views would be taken into consideration before any further plans were made, so that the internal layout would be adequate for the TIC to be able to function satisfactorily.

The Clerk reminded Cllrs that the **lease at the Old George** expired in August and the landlord had been pressing since before Christmas to make a new agreement, which she had been able with some effort to delay. If NTC wished to continue on a month by month basis, he proposed continuation of the current rent + £200/month, which would equate to an annual rent of £8100, with 2 months notice and payment of legal costs. Since Cllr M Robinson believed bringing the Old Police Station to the point where the TIC could move in could take 12-18 months, it would make more sense to contract to a further year in the Old George under the gradually increasing rent levels previously proposed: £6250, £7000, £8000, £8250, so the cost of one further year would be £6250, subject to the landlord's agreement. The Clerk would negotiate further with the landlord on her return from holiday.

When the unit was vacated, NTC would be required to repaint and renovate as required under the terms of the lease.

\* Cllr Kay left the meeting during the above discussions.

**2012/251            ACCOUNTS**

<b>PROPOSED</b>	<b>that the list of accounts for 17 April 2012 amounting to £16047.40 be approved for payment.</b>
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**2012/252            GCC – change of personnel**

Richard Grey had written to introduce himself as the new Highways manager

**2012/253            GCC – temporary road closures: Avening Road 28 April; Seven Acres Road 30 April for two weeks; Rockness Hill 8 May to 1 June**

Notification was received that the roads would be closed for top surface dressing (Avening), wall repairs (Seven Acres) and electrical works (Rockness) respectively.

**2012/254            Nailsworth Festival idea for Town Hall**

**RESOLVED            that pursuant to Section 1 (sub section 2 ) of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting during consideration of the following proceedings because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.**

Cllr M Robinson gave a report of a meeting with Tony Anhoury who had outlined plans for a possible future use of the Town Hall. In the interests of potential long term benefit to the town, Cllrs agreed to allow Mr Anhoury to have a set of plans of the building.

..... Chairman

..... Date