

**NAILSWORTH TOWN COUNCIL**  
**Minutes of a meeting of the Town Council**  
Held at 6.30pm in the Town Hall on Tuesday 17<sup>th</sup> October 2023

**Present:**

CLlr Mike Kelly (Chair)  
CLlr Patsy Freeman  
CLlr Steve Robinson  
CLlr Peter Bodkin  
CLlr Ros Mulhall  
CLlr Jonathan Duckworth  
CLlr Colleen Rothwell  
CLlr Paul Francis

**Minutes:**

Clerk

**Apologies:**

CLlr Angela Norman  
CLlr Shelley Rider  
CLlr Natalie Bennett

**Public Present**

None

**Verbal Introductions and safety briefing**

Those present identified themselves. CLlr Jonathan Duckworth will assist CLlr Mike Kelly in case of fire.

**2023/101****Declarations of Interest & Applications for Dispensations**

None

**2023/102****Consideration of Planning Applications received as follows:**

- a) S.23/1938/VAR. Nailsworth Garden Centre, Avening Road, Nailsworth, Stroud. Application: Variation of Condition. Description: Variation of condition 2 (approved plans) from application S.21/1934/FUL - alteration to the design of ancillary retail unit (retrospective).  
**NTC comment:** Object. In many areas the building does not resemble the one which was approved. There are significant changes from the agreed plan; the finishes, cladding, size of glazed areas and loading bay are different or larger.  
Three trees were pictured on the front area on the original drawing; there are no trees on the finished building and no evidence of a landscape plan prior to completion. NTC do not approve of the practice of applying for planning permission retrospectively.

**TREES IN A CONSERVATION AREA**

- b) S.23/1978/TPO. Beaudesert Park School, Box, Stroud, Gloucestershire. Application: Tree Preservation Order. Two Ash Trees - Fell.  
**NTC comment:** Noted.
- c) S.23/1990/TCA Grove Lodge, Watledge Road, Nailsworth, Stroud. Application: Trees in a Conservation Area. Description: T1 Ash tree - takedown in sections to just above ground level  
**NTC comment:** Noted.

**APPEAL**

- d) S.23/028/APPREF for S.23/0245/HHOLD. Rock Cottage Rockness Hill Nailsworth Stroud. Proposed single storey side extension.  
**NTC comment:** Noted.

**2023/103****To confirm minutes of the Full Council meeting held on Tuesday 3<sup>rd</sup> October 2023**

The minutes were approved.

All agreed

**2023/104****To confirm the minutes of the Recreation and Amenities Committee meeting held on Tuesday 3<sup>rd</sup> October 2023**

The minutes were approved.

All agreed

**2023/105**

**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 deadline.*

The Mayor reminded all of the arrangements for Remembrance on Saturday 11<sup>th</sup> November, gathering at the Clocktower for the national two minutes silence.

On Sunday 12<sup>th</sup> November, meet at 10.20am in the Town Square for 10.40am parade to St George's Church via the Clocktower war memorial and Church Street war memorial. Seats will be reserved in St George's Church for cllrs. The Council represents the town at these events and cllrs are encouraged to take part.

FGR have confirmed they aren't willing to contribute to the cost of double yellow lines to mitigate parking problems on match days.

OPCC cllr advocacy scheme: cllrs were asked to attend this as Cllr Steve Robinson (NTC Police Liaison representative) cannot attend.

**2023/106****Accounts****To agree payments in accordance with the budget as listed in the attached reports**

Cllr Steve Robinson and Jonathan Duckworth agreed to authorise payments online before midday on Friday. It was explained that the payment to PWLB (Public Works Loan Board) is a twice-yearly repayment of the loan taken out to purchase the old Police station (Civic centre). There are nine years remaining on the loan.

**2023/107****To consider an Asset Transfer working party for the transfer of Beechwood Close play area.**

Redrow Homes installed the play area at Beechwood Close in 2008 and have not progressed the legal transfer to NTC in accordance with the Section 106 Agreement. A working party to negotiate the transfer of land is advised.

It was **resolved** that the terms of Reference of the Asset Transfer working party to be;

*To discuss in confidence and make recommendations concerning transfer of assets to NTC*

*To negotiate and secure the best deal to recommend to Council*

*To ensure NTC seeks the best solution for the community and with regards to value for money*

All agreed.

It was **resolved** that the following cllrs form the Asset Transfer working party:

Cllr Steve Robinson, Cllr Colleen Rothwell and Cllr Peter Bodkin.

All agreed.

**2023/108****To consider the registration of NTC land with HM Land Registry.**

It was noted that the importance of this work is;

- To establish legal title to the land without lengthy searches
- To quickly resolve disputes
- To make it easier to identify ownership and responsibility

It was **resolved** to allocate £5,000 to a new Land Registry Reserve to carry out this work from the General Fund.

All agreed

### **2023/109**

#### **To consider feedback from Heritage Open Day and discuss the event next year.**

There was a discussion about whether NTC coordinate the event for the town in 2024 or 2025. Some sites (for example Quaker Meeting House) may take part in the national event regardless, and many of the other sites may also choose to open again in 2024.

It was noted that there may be a local organisation willing to take on coordination in the future.

It was **agreed** to not coordinate the Heritage Open Day event in 2024 and to see if others wish to take it on after that.

All agreed.

### **2023/110**

#### **Financial summary:**

- a) **Income and Expenditure report**
- b) **Budget comparison report**
- c) **Main bank account reconciliation report**
- d) **Premier bank account reconciliation report**

Noted.

### **2023/111**

#### **To review NTC's Risk Assessment**

Noted.

### **2023/112**

#### **To note the conclusion of the Annual Audit and the External Auditor's report**

This was noted.

### **2023/113**

#### **Report from Town Mayor**

Noted.

### **2023/114**

#### **Report from the Deputy Mayor**

Noted.

### **2023/115**

#### **Report from District Councillors**

There was a discussion about a deadline for private landlords to meet energy efficiency requirements. After this deadline, many private landlords may choose to stop renting and to sell their properties. District Cllr Steve Robinson was asked if SDC have plan to address this potential shortfall in rental properties.

District Cllr Steve Robinson undertook to find out what the current situation is and what plans SDC have to address this.

### **2023/116**

#### **Report from County Councillor**

Core samples are being taken in Nympsfield Road to assess its condition for resurfacing in the new financial year.

**2023/117**

**To receive an update on NTC office activities**

There will be a joint Christmas get together and thank you for TIC and Library volunteers on Friday 15<sup>th</sup> December 1-2pm in the Library.

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

.....  
Date