



**NAILSWORTH TOWN COUNCIL**  
**Minutes of Nailsworth Town Council**

held at the Town Hall, Old Bristol Road, Nailsworth GL6 0JF  
**on Tuesday 7<sup>th</sup> March 2023**

**Present:**

Cllr Mike Kelly (Chair)  
Cllr Natalie Bennett  
Cllr Paul Francis  
Cllr Robert Maitland  
Cllr Colleen Rothwell  
Cllr Shelley Rider  
Cllr Patsy Freeman  
Cllr Ros Mulhall  
Cllr Jonathan Duckworth

**Minutes:**

Deputy Clerk (Locum)

**Apologies:**

Cllr Angela Norman  
Cllr Steve Robinson

**Also present:** 13 Members of the Public

**2022/207**

**To receive a**

**Verbal Introductions and safety briefing**

Those present identified themselves.

**2022/208**

**Declarations of Interest & Applications for Dispensations**

There were none declared.

**2022/209**

**Consideration of Planning applications as follows:**

**CONSULTATION**

- a) S.23/0237/PIP Land North Of, Windsoredge Lane, Nailsworth, Gloucestershire.  
Application: Permission in Principal. Between 2 and 4 custom build houses  
A detailed presentation was made on behalf of Windsoredge Community Group.  
Councillors thanked the group for this paper and endorsed their objection comments.  
A brief question and answer session took place prior to Council **resolving to object** to this application.

**Comment:**

**This application** contravenes national and local planning policies.

It is within the Cotswold Area Of Outstanding Natural Beauty (AONB), which enjoys a high level of protection from development, it is outside the defined settlement limits set out in the Local Plan and it is not a housing site identified in the Plan.

Location: The site is within the AONB and outside the settlement boundary. Granting planning permission would inevitably increase pressure on adjacent land, and more generally would encourage further speculative proposals that seek to nibble away at the AONB and breach settlement limits.

It was noted that this is not a housing site identified in the Local Plan.

The topography of the site (steeply sloping) means that development would require heavy engineering - which would damage the character of the secluded valley, again



contrary to Local Plan policy, and radically harm the view down the valley towards Stroud.

Access along the one single track lane is entirely inadequate for construction traffic and for the additional traffic that new development would generate. Development would exacerbate existing parking problems.

Groundwater and sewage services are not available.

Land-use: This is a greenfield site with agricultural use, now largely scrubland. It has become an important wildlife habitat for animals and plants, some of which enjoy protection. The development would destroy all this.

It is located on a popular footpath so development would reduce the amenity of the many walkers who use them, often en-route from Nailsworth to Woodchester Park. Nailsworth Town Council is developing a tourism strategy, in conjunction with SDC and other market towns. The footpath network is integral to the strategy and damage to it should be strongly resisted.

Amount of development: Any development on this site is inappropriate as it is contrary to a series of adopted policies and plans, and because the infrastructure in the locality cannot support further development.

The development is strongly opposed by local residents, and would substantially reduce their amenity.

The application makes inaccurate claims and its arguments for the 'tilted balance' are specious.

There is misleading information regarding the distance to facilities. The distance to the school can only be achieved along a footpath that is unsuitable in winter and includes a 200m section with a 1 in 10 climb.

The bus services have just been reduced and there is a difficult c1km walk along pavement free roads and the A46 to reach the bus stops. There are two convenience stores mentioned, but there is only one, in Forest Green. There is a selection of shops in Nailsworth Town Centre.

Note is made in the application of distance to a section of the National Cycle Network, however this can only be accessed down a steep single-track road, and then along the busy A46. Even experienced cyclists would find this daunting.

If permission is granted, Council requests that the CIL fund should be allocated to Nailsworth Town Council for environmental improvements.

Nailsworth Town Council also requests that the application be referred to Development Control Committee for decision.

- b) S.23/0245/HHOLD Rock Cottage, Rockness Hill, Nailsworth, Stroud. Application: Householder Proposed single storey side extension  
Council **resolved to object** to this application.  
**Comment:** Due to its scale and form, the proposed extension, in combination with previous extensions, would be out of character with the original dwelling and so contrary to Policy HC 8, 2.
- c) S.23/0341/HHOLD. Lake View, Harley Wood, Nailsworth, Stroud. Application: Householder Alterations to fenestration and raising level to provide level access to driveway. Erection of decking and play structure.  
**Comment: No objection**
- d) S.23/0358/FUL. Land At The Berry House, Bunting Hill, Nailsworth, Gloucestershire. Application: Full Erection of two dwellings  
**Comment: No objection**
- e) S.22/0876/FUL Cheldon And The Meadows, Stroud Road, Nailsworth, Stroud. Application: Full Demolition of bungalow and creation of 4no. serviced residences (Resubmission of S.20/1759/FUL - The Meadows) and the demolition of house and annexe & creation of 10no. residences.



This application was discussed in detail. Council noted the numerous documents relating to this application and the amendments these included. Councillors stated that, due to its complexity, this application should be re-submitted as a completely new application.

Council **resolved to object** to this application on the same grounds as for the original application.

Council expressed concern regarding the length of time taken to determine this application, and that differing timescales have been available to the applicant and objectors.

The additional documents give patchy information and do not easily integrate with the original documents.

Council **agreed** to request that this application is refused, and if appropriate, resubmitted in its entirety, to clearly show the whole development.

Council is concerned with the proposed piecemeal development of the whole area. There was a more considered overview when the site came under one ownership, but now this application sits alongside other approved applications under different ownership. There should be an assessment of the cumulative effect of all the proposed and approved developments.

It was noted that there is no analysis of additional traffic movement created by the proposed development.

Council also noted that there had not been any assessment of the impact of the new parking on the cycle track users. This green gateway to Nailsworth has been substantially improved and is key to SDC's Active Travel plans. Since the surface improvement there is significant new use of the facility by cyclists and walkers.

#### **TREES IN A CONSERVATION AREA**

- f) S.23/0286/TCA Wellington House (Renishaw PLC), Inchbrook Trading Estate, Bath Road, Woodchester. Application: Trees in a Conservation Area. (1) 3 Alder- Fell to near ground level. (2) Maple - Remove large dead branch over the roof. (3) Dead ivy clad twin stemmed Elm - Fell to near ground level. (4) Sugar Maple - Remove major deadwood. All trees are Ash unless otherwise stated. Trees 1646, 1647, 1648, 1649, 1650, 1651, 1652 (Whitebeam), 1653 and Group 3 (15 Ash). Fell to near ground level.

**Comment:** No observations

- g) S.23/0415/TPO Beaudesert Park School, Box, Stroud, Gloucestershire. Application: Tree Preservation Order. T1859 Corsican Pine. Fell to near ground level.

**Comment:** Councillors requested further details on this application as no reason had been provided for the felling of this tree

Action: Clerk to contact case office to request further information on this application.

- h) T1249 Wych Elm. Fell to leave a 3m section for habitat creation T1038 Common Beech. Reduce in height by up to 5m and spread by up to 4m. T1852 White Poplar. Fell to leave a 5m section for habitat creation T1853 White Poplar. Fell to leave a 5m section for habitat creation. T1845 Common Beech. Formative prune to influence future structure, size and shape of crown T1850 Common Beech. Prune from the building by 2.0m.

**Comment:** No observations

#### **PREVIOUSLY TRACKED APPLICATIONS**

- a) S.23/0041/TCA Westcroft House, Old Bristol Road, Nailsworth, Stroud. Application: Trees in a Conservation Area. Ash tree (T1) to be reduced by 4m all round. Ash tree (T2) pollard back to previous cuts. Application permitted. NTC: No observations
- b) S.23/0303/DISCON Land adjacent 74 Norton Wood, Forest Green. Discharge of condition 3. Application granted S.19/1813/FUL
- c) S.22/2503/HHOLD Tudor Cottage, Harley Wood, Nailsworth, Stroud. Application: Householder. Erection of single storey side extension and associated works.



Application withdrawn. NTC: Possibility of noise transmission from the new balcony however this is sensitively and carefully designed.

- d) S.22/2647/TCA Mortimer Gardens, Fountain Street, Nailsworth, Gloucestershire. Application: Trees in a Conservation Area. Mature Hornbeam (T1): annual crown reduction of 1m. Silver Birch (T2): remove dead secondary branches. Application granted. NTC: No observations

**2022/210**

**To confirm minutes of the Full Council meeting of Tuesday 21<sup>st</sup> February 2023 and the Personnel Committee meetings of 9<sup>th</sup> January 2023 and 17<sup>th</sup> February 2023**

All agreed.

**2022/211**

**To consider Personnel Committee recommendations:**

It was **agreed** to:

- Adopt the Volunteer Policy
- Adopt the Information and Data Protection Policy
- Adopt the reviewed policies in line with the AGAR and best practice.

**2022/212**

**Matters of Urgency**

Clerk made Councillors aware of communication from a resident in relation to the proposal of the 5G mast at the junction of Northfield Road and Spring Hill.

No action required.

**2022/213**

**Reports for information**

Council noted a report which indicated an increase in cleaning costs for the Town Hall.

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

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Date