



NAILSWORTH TOWN COUNCIL

MINUTES of the ANNUAL MEETING of Nailsworth Town Council

held at 6pm on King George V playing field Park Road, Nailsworth GL6 0HT under the requirements to meet face to face, due to the withdrawal of covid-19 emergency legislation for councils, for the election of Mayor/Deputy Mayor and for the Adoption of the Annual Governance and Annual Accounting Statement, and for reassertion of the General Power of Competence.

The rest of the meeting to be continued in a virtual meeting at 7pm, for the safety of attendees and inclusion of the public

on Tuesday 18th May 2021

Present	Cllr Jonathan Duckworth (Chair) Cllr Steve Robinson Cllr Angela Norman Cllr Mike Kelly Cllr Robert Maitland Cllr Natalie Bennett Cllr Paul Francis Cllr Shelley Rider Cllr Colleen Rothwell
Minutes	Katherine Kearns (Clerk)
Apologies received from:	There were none

Ref. No		Action
2021/001	Election of Town Mayor Cllr Mike Kelly nominated Cllr Jonathan Duckworth as Mayor. Seconded by Cllr Robert Maitland. There being no further nominations it was resolved Cllr Jonathan Duckworth be appointed as Town Mayor.	
2021/002	Election of Deputy Town Mayor Cllr Jonathan Duckworth nominated Cllr Mike Kelly as Deputy Mayor. Seconded by Cllr Steve Robinson. There being no further nominations it was resolved Cllr Mike Kelly be appointed as Deputy Mayor.	
2021/003	Verbal introductions The Chair read out the names of those seen or heard to be present.	Clerk
2021/004	Declarations of Interest & Applications for Dispensations There were none.	Clerk
2021/005	To note the Internal Auditor's report and to adopt the Annual Governance Statement for Year Ended 31 March 2021 The positive report from the Internal Auditor was noted and thanks were recorded to the office for the work of the office for continuously improving NTC's standards. It was resolved to accept the Annual Governance Statement for year ending 31 March 2021.	Clerk



	Proposed Cllr Steve Robinson, seconded Cllr Robert Maitland, all agreed.																
2021/006	<p>To adopt the Accounting Statement (section 2) for the year ended 31 March 2021 This was noted and it was resolved to accept the Accounting Statement for year ending 31 March 2021.</p> <p>Proposed Cllr Angela Norman, seconded Cllr Robert Maitland, all agreed.</p>																
2021/007	<p>To reassert NTC's General Power of Competence (GPC) following an election NTC's General Power of Competence was reasserted.</p> <p>Proposed Cllr Angela Norman, seconded Robert Maitland, all agreed</p>																
2021/008	<p>Appointment of Committees and Working Parties It was noted that membership of committees and working parties is considered at the meeting in June. Committees could then restart from 6th July with a short Full Council meeting followed by the Environment Committee.</p>																
2021/009	<p>To confirm minutes of the Emergency Committee meeting held on 20th April 2021. The minutes of the Emergency Committee on 20th April 2021 were approved.</p> <p>Proposed Cllr Mike Kelly, seconded Cllr Robert Maitland, all agreed. (all agreed actions from this point are to be lawfully agreed under Delegated Powers, Minute 2020/186).</p>																
2021/010	<p>Consideration of Planning Applications received as follows: CONSULTATION</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Detail</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>a) S.21/0930/HHOLD 59 Colliers Wood, Nailsworth, Stroud, Gloucestershire</td> <td>Erection of a two-storey side extension, a single-storey front extension and a replacement single-storey rear extension</td> <td>No observations</td> </tr> <tr> <td>b) S.21/0987/HHOLD Bright Cloud Hayes Road Forest Green Nailsworth</td> <td>Single storey rear extension.</td> <td>No observations</td> </tr> <tr> <td>c) S.21/0978/HHOLD Windy Ridge Star Hill Forest Green</td> <td>Demolition of the existing garage erection of rear single and double story extension</td> <td>No observations</td> </tr> <tr> <td>d) S.21/0511/HHOLD Barn Close House,</td> <td>Roof and gable repair.</td> <td>NTC support this improvement</td> </tr> </tbody> </table>	Ref	Detail	Comment	a) S.21/0930/HHOLD 59 Colliers Wood, Nailsworth, Stroud, Gloucestershire	Erection of a two-storey side extension, a single-storey front extension and a replacement single-storey rear extension	No observations	b) S.21/0987/HHOLD Bright Cloud Hayes Road Forest Green Nailsworth	Single storey rear extension.	No observations	c) S.21/0978/HHOLD Windy Ridge Star Hill Forest Green	Demolition of the existing garage erection of rear single and double story extension	No observations	d) S.21/0511/HHOLD Barn Close House,	Roof and gable repair.	NTC support this improvement	
Ref	Detail	Comment															
a) S.21/0930/HHOLD 59 Colliers Wood, Nailsworth, Stroud, Gloucestershire	Erection of a two-storey side extension, a single-storey front extension and a replacement single-storey rear extension	No observations															
b) S.21/0987/HHOLD Bright Cloud Hayes Road Forest Green Nailsworth	Single storey rear extension.	No observations															
c) S.21/0978/HHOLD Windy Ridge Star Hill Forest Green	Demolition of the existing garage erection of rear single and double story extension	No observations															
d) S.21/0511/HHOLD Barn Close House,	Roof and gable repair.	NTC support this improvement															



	Barn Close, Nailsworth		and restoration of the original style of roofing.	
e)	S.21/0789/HHOLD Woodend, Pinfarthings, Amberley, Stroud	Alterations to rationalise the layout of the dwelling, infill development of courtyard and light well to provide utilitarian spaces and proposed replacement porch	No observations	
f)	S.21/0966/HHOLD 2 Spring Hill, Nailsworth	Demolition of shed and extend existing brick shed with wooden structure.	No observations	
g)	S.21/0967/LBC. 2 Spring Hill, Nailsworth	Demolition of shed and extend existing brick shed with wooden structure.	No observations	
h)	S.21/0724/HHOLD . 3 Nympsfield Road, Nailsworth	Addition of raised decked area to the rear of previously approved extension - S.20/1276/HHOLD	No observations	
i)	S.21/1121/LBC. Elizabeth House, Oaklands Farm, Valley Road, Inchbrook.	Restore historic staircase, reinstate a piece of historic wall panelling to side of one flight, restore historic panelling in the Parlour on the North wall, replace modern single glazed windows on two elevations & provide a matching pattern of double glazing with small panes in a set of French doors and single door on West elevation.	No observations	
j)	S.21/1090/FUL. 4 Bridge Street, Nailsworth	Full Conversion of first & second floor offices (Class B1a) to form a dwelling flat (Class C3).	<i>Cllr Steve Robinson declared an interest due to family connections</i>	



			No observations
k)	S.20/1759/FUL. The Meadow, Stroud Road, Nailsworth	Demolition of bungalow and creation of 4 serviced residences.	Strongly object. NTC reiterated previous strong objection (see end of this document for updated objection)
l)	S.21/0731/FUL. Land West Of, The Weighbridge Inn, Avening Road, Nailsworth	Retrospective application for safety and improvement works to existing road access	Object. An inadequate and unstable layby has been created. NTC request the enforcement officer asks for this to be reinstated due to the dangerous nature of the construction. If the retrospective application were to be approved, NTC request a full highways safety assessment, and structural surveyor's report and method statement to be agreed by GCC highways. Also for the application to include an assessment on the appearance of the layby in this AONB. NTC has concerns over where the material for this construction has come from and whether the extraction of the stone from a nearby field has changed the topography to an unacceptable degree.
Trees in a Conservation Area			
m)	S.21/0911/TPO. Beaudesert Park School, Box,	Detailed in 'Summary of works	Noted



	n) S.21/0705/TPO. 17 Whitecroft, Forest Green, Nailsworth	T1 Japanese red cedar - reduce limb in line with crown. T2 Lucombe Oak - raise crown to 5m Application approved.	Noted	
2021/011	Accounts The list of payments was noted. It was resolved to agree payments in accordance with the budget as listed in the attached report. All agreed.			Clerk
2021/012	Financial summary and approval of bank reconciliations The financial summary and monthly bank reconciliations were noted.			Clerk
2021/013	To review NTC's Covid-19 Risk Assessment The updated risk assessment was noted.			Clerk
2021/014	To receive an update on NTC activities and support during Covid-19 The activities of the office were noted.			Clerk
2021/015	To agree movements in budgets and Reserves The clerk explained that this is a regular process of reallocating underspent budgets. All agreed			Clerk
2021/016	To approve the schedule of meeting dates for the year 2021-2022 The schedule was noted. To note 30 th November meeting is the Special Budget Meeting. All agreed			
2021/017	To approve the Council's annual insurance for 2021/22 This was noted and all agreed.			
2021/018	To consider a deadline and process for co-option to two cllr vacancies following an uncontested election It was noted that the 'six month rule' applies for six months after an election as well as six months before. NTC has an application form and co-option policy to guide the process. It was agreed that the closing date for applications be 9 th July, with co-option at the meeting on Tuesday 20 th July 2021.			Clerk
2021/019	To consider 'free' tennis sessions for families at the KGV tennis courts The report was discussed and it was noted that the LTA app does not allow different charging rates. A trial half day was discussed to gauge the popularity of these sessions.			



	It was agreed to offer a single free morning session (8am – 12 noon) on Wednesday 2 nd June and to assess the feedback. All agreed	
2021/020	Confidential item	
2021/021	To confirm salaries for 2021 -22 in accordance with the annual budget These were noted.	
2021/022	It being no longer legal under emergency legislation in response to covid-19 for councils to take decisions in virtual meetings, the decisions were agreed under the Scheme of Delegation by the Mayor, Deputy Mayor, Clerk and Deputy Clerk at a meeting on Wednesday 19th May 2021. Cllr Jonathan Duckworth (Chair) Cllr Mike Kelly Kirstie Trueman (Deputy Clerk) Katherine Kearns (Clerk)	

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

.....
Date

Minute 2020/062 and 2020/191
S.20/1759/FUL. The Meadow, Stroud Road, Nailsworth, Stroud

Object. NTC objects to the application on the following grounds:

Flood Risk:

Although a Flood Risk Analysis and Drainage Strategy is mentioned in the Design and Access Statement this is not available to view with the application. Nailsworth was declared a 'Rapid Response' Flood Risk Area in 2018 and applications must be considered with this in mind. It is not possible to properly assess the application without a flood impact assessment. Flood zones 2 and 3 extend well beyond the development line with two of the proposed properties within flood zone 3, requiring further examination. The application goes against local and national planning policy to control developments in areas of flood risk.

Principle of development:

The development is outside the settlement boundary and it is not on previously developed land, contrary to the applicant's assertion. Development should thus not be permitted.

Ecology Report:

Although an Ecological Report and Surveys are mentioned in the Design and Access Statement, this is not available to view with the application. It is not possible to properly assess the application without this information. The site is adjacent to a nature reserve and a wildlife corridor formed by the cycle path and adjacent vegetation.

Conservation Area and Impact on Heritage Assets:



Open spaces and woodland provide gaps that are crucial to the setting of historic buildings. In discussion, Historic England commented "the wooded, verdant nature of this setting is important in offering a degree of context and isolation from the host mill buildings and we urge this habitat is maintained and encouraged". This was not included in the application statement.

The impact on the Conservation Area has not been assessed in the light of the applicant's recent permission to carry out tree work and to remove trees in the development area.

The Conservation Officer has suggested the development won't have an impact as the properties will be well concealed by the natural tree cover. There is concern that this comment is based on the current tree cover and not the cover offered after tree work has taken place, as detailed in the applicant's recent application (S.20/1103/TCA).

Access:

Inadequate detail on site access. The application does not show the treatment of the car park and central waste/recycling store and the site access from this point. The application must be conditional on an acceptable treatment of this area which is at a significant 'gateway' to Nailsworth from the increasingly popular cycle path.

There is no detail on how the current access to the A46 will be treated during the construction phase and afterwards, to prevent access at a dangerous point in this road.

Landscape and Design:

There is no landscape plan. A decision should be conditional on an acceptable landscape treatment which does not compromise flood mitigation and which does not overly urbanise the landscape. The car park and waste/recycling store is positioned at a significant 'gateway' to Nailsworth and must be designed so as not to impede the safety of the many pedestrians and cyclists using the cycle path, and to enhance visitors' first impression of the town.

The application does not include any elevations within the context of the site itself. There are no heights of structures detailed and it is not possible to consider the effect of the proposed units within the contours of the landscape.

Impact on visitor economy:

The proposal would provide four self-service units. However, there is an extant permission for self-service apartments on the hotel car park (17/0499). This would provide many more units on a much more appropriate way and could enhance the setting of heritage assets. The permitted increase in built development means that retaining existing green space is vitally important.

It should be noted that as well as the adjacent hotel and other serviced accommodation in the town, there is a considerable stock of self-service visitor accommodation (some 50 units listed on AirB&B). Four additional units would do little to attract visitors – rather, enhancing the visitor economy requires that Nailsworth becomes an ever more attractive place to visit. This proposal would make it substantially less attractive.

NTC notes that pre-application discussions with SDC's TCA Planning Officer led to tree work being agreed that has facilitated this development.

Time extensions

NTC notes that time extensions for comments were given to the applicant but not to consultees.

Flood evacuation



The flood evacuation plan is out of date as the applicant no longer owns and manage Egypt Mill and cannot provide 24hr cover in emergencies.

S106/CIL

If the application is approved, NTC request a CIL contribution for cycling/sustainable travel and road markings/signage from the end of the cycle path into the centre of Nailsworth.

NTC considers that it is essential that, if the planning officer approves this application, the application is considered by DCC and requests that it is called in.