



NAILSWORTH TOWN COUNCIL
Minutes of Nailsworth Town Council

DRAFT

held at the Town Hall, Old Bristol Road, Nailsworth GL6 0JF
on Tuesday 21st March 2023

Present:

Cllr Mike Kelly (Chair)
Cllr Shelley Rider
Cllr Steve Robinson
Cllr Patsy Freeman
Cllr Jonathan Duckworth
Cllr Robert Maitland
Cllr Paul Francis
Cllr Angela Norman
Cllr Natalie Bennett

Minutes:

Clerk

Apologies:

Cllr Colleen Rothwell
Cllr Ros Mulhall

Also present:

11 members of the public. Cliff Christie (incoming Deputy Clerk).

2022/214

Verbal Introductions and safety briefing

Those present identified themselves.

2022/215

Declarations of Interest & Applications for Dispensations

There were none.

2022/216

Consideration of Planning applications as follows:

CONSULTATION

- a) S.23/0395/FUL Beechwood Farm, Windsoredge Lane, Nailsworth, Gloucestershire. Application: Full. A single-storey eco-lodge.

Members of the public addressed the council and raised concerns about this application.

After discussion, it was agreed to submit comments objecting.

Comment: NTC objects. The proposal is against the following policies in SDC's Local Plan; CP15 (2), EI10 (4 and 5), E15(1 and 3), CP14 (13 and 14).

Tourism promotion is not one of the listed Strategic Priorities in Strategic Vision 1.1 of the LDP, and SDC has no specific targets or duties to meet for increased tourism or new holiday homes.

This is a key site which separates Windsoredge from Norton Wood and this application will increase pressure to develop this protected valley. The site is outside the permitted area of development and in the AONB.

The applicant states this is the first stage of considerably more development; the substantial harms of this proposal (integrity of the AONB, settlement limit, noise



and other nuisance, pressure on further development) outweigh its contribution to the rural economy.

This development is not essential to promote public enjoyment or to support the rural economy (CP15.2), there being plenty of other holiday stock available, including non-serviced accommodation, in locations better suited for connections to facilities and transport.

The site is 2km from Nailsworth town centre and not well served by bus routes. Access to bus routes is via steep footpaths. Cars will be needed to access the site and nearby facilities, with increase traffic expected from short holiday lets. Site access is inadequate; access is from a narrow lane with no turning points or footpaths. The holiday lets will be unmanaged.

NTC's views on S.22/1750/FUL Ruggers Green Barn and S.22/0876/FUL Cheldon and the Meadows are relevant.

It was **resolved** to ask for the application to be called in if the planning officer was not minded to refuse.

All agreed.

- b) S.23/0478/TEL Pavement Outside, Jeanage Youth Club [*this is the name used by the applicant for the Junction Youth Club*], Northfields Road, Forest Green.
Application: Telecommunications Notification. Installation of 15.0m high phase 9 slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto.

Members of the public were present and made comments on this application. It was noted that a meeting of residents has been called by the District Cllr to discuss this application on Wednesday 22nd March in the Youth Club. NTC is not connected to this public meeting.

There was a discussion about the application and the following points were noted;

- The mast can be allowed under Permitted Development rights with the only material objection possible being an Article Four Direction. This can only be made by the District Council.
- The proposed mast is next to a Listed Building and with other Listed and historic buildings surrounding it.
- The 15 metre mast is more than twice the height of the Youth Club roof and will dominate the view, spoiling the character of this part of town
- The application is contradictory; on one hand stating it's in an urban area but also that it is away from residential buildings, due to being next to the non-residential Youth Club [*residential buildings are closer than the Youth Club*].
- It is intrusive to the street scene and adds visual clutter.
- It was questioned whether Nailsworth needs this mast
- Can the mast not be located with others at FGR or in a different, less intrusive location?
- 5G is the future and necessary.
- The application refers to Stroud and it looks like it has been duplicated from a different location without consideration for this site
- Both opinions, that there are/are not health risks to 5G, were expressed
- It was clarified that the application cannot be decided on health grounds, only on planning grounds, according to planning legislation

Comment: NTC objects. The 15 metre mast and associated three cabinets will be highly visually intrusive and is surrounded by historic and Listed buildings. The location is close to residential buildings and will dominate the view, spoiling the character of this part of town.



- c) S.23/0472/HHOLD 2 Springhill Gardens, Spring Hill, Nailsworth, Stroud.
Application: Householder. Erection of first floor side and infill extension over garage and single storey rear extension. (Resubmission of S.22/1439/HHOLD).
Comment: No observations.
- d) S.23/0392/FUL 5 Old Bristol Road, Nailsworth, Stroud, Gloucestershire.
Application: Full Change of use of garden studio/storage to annexe, single storey rear extension and installation of woodburning stove/flue.
Comment: NTC object. The building should only be used as ancillary to the existing dwelling.
- e) S.23/0482/FUL Holcombe House, Minchinhampton, Stroud, Gloucestershire.
Application Type: Full. Change of use of land from agricultural to residential garden within the curtilage of the dwellinghouse.
Comment: No observations.
- f) S.23/0399/HHOLD September House, Chestnut Hill, Nailsworth, Stroud.
Application: Householder. Erection of single storey front and rear extension, installation of rear dormer, and enlargement of parking area.
Comment: NTC support this skillfully designed proposal which will make the house more accessible, with provision for a stairlift internally.

2022/217

To confirm minutes of the Full Council meeting and the Environment Committee held on Tuesday 7th March 2023

Full Council meeting 7th March 2023

All agreed

Environment Committee meeting 7th March 2023

All agreed.

2022/218

To consider Environment Committee recommendations:

- It was **recommended** that NTC designs a leaflet similar to Stroud TC's, on overgrown hedges, which can be printed on demand.

All agreed

- It was **recommended** to allocate £800 to footpath work for 2023-24.

All agreed.

It was noted that the Cotswold Wardens are drawing up their work plan for 2023-24 after which an application to SDC for a grant can progress. The grant must come from NTC and will be in consultation with the Footpath Group.

2022/219

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*

Cllr Robert Maitland announced his decision to step down at the end of the financial year 31st March 2023 and was thanked for his work.

It was noted that the Chamber of Trade have agreed to provide stalls and gazebos at no charge, for the Friday Market while the Library and Mortimer Room is closed.



There were complaints again about SDC's public toilets in the bus station being used by an individual to sleep overnight and during the day. There are multiple agencies working to resolve this. SDC plan to refurbish the toilets but won't do this while the situation continues.

All were advised to contact the Police to report any issues, so that action can be taken.

Cllrs were reminded to confirm their attendance at the Annual Town Meeting on Saturday 22nd April 10.30am – 12.30.

2022/220

Accounts

To agree payments in accordance with the budget as listed in the attached reports

Agreed.

2022/221

To note the draft recommendations and final consultation on SDC's Community Governance Review

This was noted.

2022/222

Financial summary:

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

These were noted.

2022/223

To review NTC's Risk Assessment

This was noted and some of the higher risks highlighted e.g. Year End pressures.

2022/224

Report from Town Mayor

This was noted.

2022/225

Report from the County Councillor

In response to a question about hot meals on wheels, it was noted that Stroud area will be provided for, however not every area in the county will receive cover.

Funding has been secured for Homefield to be resurfaced.

2022/226

To receive an update on NTC office activities

The incoming Deputy Clerk, Cliff Christie was introduced to the council.

The Office have been dealing with extra work caused by road closures and contradictory and lacking information.

A meeting between NTC, GCC and Atkins on Monday 20th March, to discuss improvements to Market Street was very positive. The project has benefits for pedestrian prioritisation, flood alleviation, air quality, biodiversity and visual improvements.

2022/227

To receive a report on town councillor surgeries in the library

The report was noted. The session was very busy with about a dozen people visiting.

Appreciation shown for the session which was in a very accessible location. The next session



will be Saturday 8th April. Cllrs Ros Mulhall, Shelley Rider (Deputy Mayor) and Mike Kelly (Mayor) to attend. This is also the date of the next Market Street Market.

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

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Date

DRAFT