



**NAILSWORTH TOWN COUNCIL**  
**MINUTES of a MEETING of the Emergency Committee**  
 held virtually under the requirements and  
 emergency legislation in response to Covid-19  
**on Tuesday 15 September 2020**

Present	Cllr Jonathan Duckworth (Chair) Cllr Steve Robinson Cllr Angela Norman Cllr Paul Francis Cllr Mike Kelly Cllr Robert Maitland Cllr Sue Reed Cllr Natalie Bennett
Minutes	Katherine Kearns (Clerk)
Apologies received from:	Cllr Angela Norman Cllr Paul Francis (connection/login problems)
Also present:	Kirstie Trueman (Deputy Clerk) Cllr Ron Kerby (part attended) Members of the public were present for planning application S.20/1759/FUL The Meadow

Ref. No		Action						
<b>2020/060</b>	<p><b>Verbal introductions</b></p> <p>Members of the Emergency Committee and the public confirmed they could hear and be heard, see and be seen, in accordance with legislation covering virtual meetings as below;  <i>Regulation 5(2) of the 2020 Regulations provides that a member in remote attendance attends the meeting at any time if the member is able at that time:</i></p> <ul style="list-style-type: none"> <li>a) <i>to hear, and where practicable see, and be so heard and, where practicable, be seen by, the other members in attendance,</i></li> <li>b) <i>to hear, and where practicable see, and be so heard and, where practicable, be seen by, any members of the public entitled to attend the meeting in order to exercise a right to speak at the meeting, and</i></li> <li>c) <i>to be so heard and, where practicable, be seen by any other members of the public attending the meeting.</i></li> </ul> <p><i>All of the above conditions must be satisfied.</i></p>							
<b>2020/061</b>	<p><b>Declarations of Interest &amp; Applications for Dispensations</b></p> <p>As a member of SDC's Development Control Committee Cllr Sue Reed said she wouldn't comment on planning applications in this meeting.</p>							
<b>2020/062</b>	<p>Consideration of Planning Applications received as follows:  <b>CONSULTATION</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Ref</th> <th style="text-align: left;">Detail</th> <th style="text-align: left;">Comment</th> </tr> </thead> <tbody> <tr> <td>S.20/1589/LBC. 4 Merton Cottages, Shortwood Road, Nailsworth, Stroud.</td> <td>Retrospective application for replacement of four single-glazed windows. The</td> <td>Noted</td> </tr> </tbody> </table>	Ref	Detail	Comment	S.20/1589/LBC. 4 Merton Cottages, Shortwood Road, Nailsworth, Stroud.	Retrospective application for replacement of four single-glazed windows. The	Noted	
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S.20/1589/LBC. 4 Merton Cottages, Shortwood Road, Nailsworth, Stroud.	Retrospective application for replacement of four single-glazed windows. The	Noted						



		wood lintels were not affected	
	b) S.20/1665/LBC. Elizabeth House, Oaklands Farm, Valley Road, Inchbrook	Minor alterations to parlour to insert fire surround, block windows and replace flooring.	Noted
	c) S.20/1443/FUL. New retail Unit At Nailsworth Garden Centre, Avening Road, Nailsworth, Stroud.	Erection of retail unit with irregular tasting evenings, and associated delivery yard.	Object. NTC feels its inappropriate to have retail space on the boundary of the parish and it is of particular importance to protect town centre due to the effects of Covid-19 on the local economy. The policy of the Town and District Council is to maintain the viability of market towns and this development will have an adverse impact on the town, particularly on similar businesses in the centre of town.
	d) S.20/1699/HHOLD. Walden, Windsoredge Lane, Nailsworth, Stroud.	Erection of a single storey front extension	No observations
	e) S.20/1742/VAR. Site Of Property Formerly Known As Bracken Lodge, Box, Gloucestershire.	Variation of condition 6 from the application S.12/1664/FUL.	No observations
	f) S.20/1770/HHOLD. 1 Yewtree Cottages, Rockness Hill,	Nailsworth, Extension of garden studio.	No observations
	g)S.20/1795/HHOLD. Myrtle Cottage, Bath Road, Nailsworth, Stroud.	Demolition of single storey extension. Erection of single storey extension.	No observations
	h)S.20/1759/FUL. The Meadow, Stroud Road, Nailsworth, Stroud	Full Demolition of bungalow and creation of 4	Object. See notes at the end of these minutes.



		serviced residences.		
	i)S.20/1616/HHOLD Haycroft, Spring Hill, Nailsworth, Stroud.	Proposed roof terrace	No observations	
	<b>Trees in a Conservation Area</b>			
	i)S.20/1788/TCA. The Mount, Church Street, Nailsworth, Stroud. Application: TCA	Yew tree on the boundary with the school (A) Sever ivy at the base. Crown raise and reduce height to 8.0m and radial crown spread to 4.0m, strip out majority of ivy and remove deadwood	Noted	
	<p>It was <b>resolved</b> to object to S.20/1759/FUL The Meadow and put together a comment for agreement by email on Wednesday 16<sup>th</sup> September. In addition to ask SDC for the application to be called in.</p> <p>Proposed Cllr Jonathan Duckworth, seconded Cllr Robert Maitland and carried. Abstained: Cllr Steve Robinson and Cllr Sue Reed abstained due to previously stated conflict of interest with her District Cllr role.</p> <p>19/0018/CWMAJW (District Reference 19/00117/CPO)          Proposal: Variation of condition 8 (throughput) relating to planning consent 09/0036/CWMAJW dated 15/01/2010 to increase the annual throughput from 45,000 tonnes to 75,000 tonnes Location: Valley Trading Ltd, Babdown Industrial Estate, Babdown, Beverston, Gloucestershire, GL8 8YL          It was noted that this application was approved by GCC at their recent Planning Committee meeting.</p>			<b>Clerk</b>
<b>2020/063</b>	<p><b>To confirm minutes of the Emergency Committee meeting held on 18<sup>th</sup> August 2020</b></p> <p>The minutes of the Emergency Committee on 18<sup>th</sup> August 2020 were approved.</p> <p>Proposed Cllr Steve Robinson, seconded Cllr Natalie Bennett, all agreed.</p>			
<b>2020/064</b>	<p><b>Accounts</b></p> <p>It was noted that the Youth Club have requested a lower contribution to their costs from NTC than usual, due to the Youth Club staff being furloughed. This is a saving of £12,000 to NTC.</p> <p>It was <b>resolved</b> to agree payments in accordance with the budget as listed in the attached report.</p> <p>Proposed by Cllr Robert Maitland, seconded by Cllr Sue Reed, all agreed. Cllr Steve Robinson abstained due to being Chair of the Youth Club.</p>			<b>Clerk</b>



2020/065	<p><b>Financial summary</b> Noted.</p>	
2020/066	<p><b>To review NTC’s Covid-19 Risk Assessment</b> The changes to the Covid-19 Risk Assessment were noted.</p> <p>A procedural risk was noted in that at the last Council meeting (Minute 2019/211, 17<sup>th</sup> March 2020) it was unanimously agreed to form an Emergency Committee to meet virtually and to be made up of the active and engaged cllrs. This means there haven’t been any Council meetings since March.</p> <p>The Chair asked the Emergency Committee to grant a dispensation from the six month rule for meeting attendance to the two remaining cllrs who aren’t on the committee (Cllr Ron Kerby and Cllr Anne Elliott). The dispensation was <b>granted</b> unanimously.</p>	
2020/067	<p><b>To receive an update on NTC activities and support during Covid-19</b> In response to questions, it was noted that Playcircle have returned to the Town Hall and that the Brownies have not yet responded to the office’s enquiry.</p> <p>Thanks were given to the staff team for the considerable work put into hirers returning.</p>	
2020/068	<p><b>To note a 2.75% pay increase as agreed nationally and in accordance with the Green Book</b> This was noted.</p>	
2020/069	<p><b>To confirm the new Customer Services staff member in the LGPS (Local Government Pension Scheme) in accordance with NTC’s standard contract</b> It was noted that membership of the LGPS is included in every staff member’s contract.</p> <p>It was <b>resolved</b> to confirm Emily Dolphin in the LGPS (Local Government Pension Scheme) in accordance with NTC’s standard contract.</p> <p>Proposed Cllr Robert Maitland, seconded Cllr Steve Robinson and all in favour.</p>	Clerk
2020/070	<p><b>To agree the schedule of meetings for the remainder of 2020 – 2021</b> It was noted that Covid-19 legislation currently still allows for virtual meetings and that face-to-face meetings cannot be physically organised for members of the public to be present in any number.</p> <p>It was <b>resolved</b> to accept the schedule of meetings.</p> <p>Proposed Cllr Mike Kelly, seconded Cllr Sue Reed and all in favour.</p>	Clerk
2020/071	<p><b>To approve a draft response to NALC on the Ministry of Housing, Communities and Local Government’s three consultations on the reform of the planning system</b> Thanks were given to Cllr Robert Maitland for his work on this.</p>	



	<p>It was agreed to send a copy of the response to MP Siobhan Baillie.</p> <p>It was <b>resolved</b> to approve the draft response without changes and to send a copy to MP Siobhan Baillie.</p> <p>Proposed Cllr Jonathan Duckworth, seconded Cllr Mike Kelly, all agreed</p>	
<p><b>2020/072</b></p>	<p><b>To consider a request from Nailsworth Health Partnership to site defibrillators in phone boxes at Watledge and Shortwood</b></p> <p>There was a discussion about the need for a plan of upkeep for the defibrillators by Nailsworth Health Partnership. It was noted that maintenance was needed on both the Shortwood and Watledge phone boxes and the Clerk undertook to get this done.</p> <p>It was <b>resolved</b> to agree in principle to the Watledge and Shortwood phone boxes being used for community defibrillators</p> <p>Proposed Cllr Steve Robinson, seconded Cllr Sue Reed, all in favour</p>	<p><b>Clerk</b></p>

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

.....  
 Date

**Minute 2020/062**  
**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.*

*NTC considers that it is essential that this application is considered by DCC and requests that it is called in.*