

NAILSWORTH TOWN COUNCIL
Minutes of a meeting of the Town Council
 Held at 6.30pm in the Town Hall, Old Bristol Road
on Tuesday 5th March 2024

Present:

Cllr Mike Kelly (Chair)
 Cllr Shelley Rider
 Cllr Jonathan Duckworth
 Cllr Peter Bodkin
 Cllr Colleen Rothwell
 Cllr Ros Mulhall
 Cllr Patsy Freeman
 Cllr Natalie Bennett
 Cllr Angela Norman

Minutes:

Clerk

Apologies:

Cllr Steve Robinson
 Cllr Paul Francis

Verbal Introductions

These were made.

2023/207**Public Participation**

According to NALC Legal Topic Note 5E 43, the public participation part of a meeting;

- a) is included as an item in the agenda
- b) forms part of the council meeting in law.

The format for public participation remains the same in NTC's Standing Orders i.e. no more than 15 minutes in total; a member of the public shall not speak for more than 3 minutes.

There were five members of the public present concerning planning appeal consultation S.23/0237/PIP Land North of Windsoredge Lane. The members of the public outlined their reasons why the appeal should be rejected, and there was a discussion about these reasons.

2023/208**Declarations of Interest & Applications for Dispensations**

Cllr Peter Bodkin declared an interest in S.23/0237/PIP Land North of Windsoredge Lane, being a neighbour to the site.

2023/209**Consideration of Planning Applications received as follows:****CONSULTATION**

- a) S.24/0296/FUL. Beechcroft, Harley Wood, Nailsworth, Stroud. Application: Full Installation of decking, storage area and steps to the rear of the property. Dropped kerb to the existing driveway.

NTC comments:

Object. NTC has concerns that this will overlook neighbouring properties to an unacceptable level.

- b) S.18/0815/OUT. Forest Green Rovers FC, The New Lawn, Smiths Way, Forest Green. Application: Outline Planning Application. Description: Resubmission of S.17/0850/OUT - The demolition of The New Lawn Football Stadium.(Forest Green Rovers FC) and re-development

to provide the erection of up to 95 dwellings, up to 0.11 hectares of community uses (which may include D1/D2/A3/B1 uses), landscaping, open space, associated access, parking and infrastructure. All matters reserved except access (using existing access).

NTC comments:

Object.

The following comments were submitted;

Material considerations

Nailsworth Town Council has serious concerns about the outline planning application in a number of areas:

1. Stroud Local Plan and density of proposed development

(NPPF 2: Achieving sustainable development)

Land at The New Lawn, Nailsworth is identified in the Local Plan for a development comprising 80 dwellings and associated community and open space uses.

This application is for significantly more (95 dwellings) and with no significant on site community open space contribution.

Core Policy CP8 states that Residential Development proposals will need to be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms.

This development is over 15 units above that recommended by the Local Plan.

2. A priority flood risk town

(NPPF 2: Achieving sustainable development)

The proposed development must demonstrate how it will mitigate increased flood risk from surface water drainage, in view of Nailsworth's status as a high priority flood risk town (one of six in the county).

Recent floods (June 2020 and onwards) highlighted the need to tackle both town centre flooding by improving drainage, and by mitigating measures in the surrounding higher land.

Flooding has been reported to properties in Forest Green, inevitably affected by increased run off from hardstanding. Nailsworth acts as a bowl with rainwater run off collecting from higher ground to lower properties.

There is ongoing work by GCC and SDC to decrease flood risk with interventions on higher land and in the surrounding valleys. The FGR development must show how rSUDS, SUDS and rainwater harvesting will be used in the new development.

With more sustained rainfall and increased flood risk, robust measures for water attenuation will be needed on site.

3. Pre-app consultation/Community-led housing

(Delivery Policy DHC4: supporting the delivery of community-led housing)

NTC would have been keen for the applicant to engage in pre-application consultation, both with the Town Council and Nailsworth CLT, but this didn't happen. The CLT is keen to explore partnering with Ecotricity to include CLT properties in this development and have raised this matter with Ecotricity.

4. Contribution to community facilities/CIL and Section 106 contributions

The 0.11 hectares which have been identified for 'community use' is on the left-hand side of the site and currently has an electricity substation on it. It's very hard to work out what community use this land might be put to.

Within walking distance of the site there is:

- Beechwood Close play area (LAP: Local Area of Play 2 minutes walk)
- Miles Marling Field (LEAP: Local Equipped Area of Play 3 minutes walk)
- Arkell Community Centre (5 minutes walk)
- Badgers Way (LEAP: Local Equipped Area of Play 5 minutes walk)
- Bunting Hill nature reserve (13 minutes walk)

From previous conversations between NTC and Ecotricity about community contributions, NTC would prefer off-site contributions to their existing assets (Arkell Centre, Miles Marling Field, Beechwood Close play area and Bunting Hill being the sites identified for contributions).

5. Loss of social amenities

When the New Lawn was built, the Section 106 agreement detailed community contributions to include green space for a MUGA, a gym and community room (inside the New Lawn) and a public bar. All of these have since been removed to the disadvantage of residents in Forest Green. The removal of the New Lawn itself will result in a further loss of amenities which include the only blood donation location possible in the town, conference rooms, the historic football club and football pitch, and related employment. All of these will be completely lost, with no equivalent facilities available anywhere else in the town.

6. Highways considerations

The proposed development could result in a couple of hundred additional cars and other vehicles making journeys up and down the single approach road into and out of town, which is narrow in places. For much of its length, pavements are only on one side of the road, are also very narrow and there are no safe places where pedestrians can cross the road. The town centre currently suffers with traffic congestion, especially at peak times, and an additional large number of cars on the narrow roads and junctions will only exacerbate the situation.

Car parking facilities in the town centre are barely adequate at busy times now and no other provision is possible due to limitations of space. Additional large numbers of cars wishing to park in the town will create unmanageable stresses on existing facilities.

7. Deficiencies of existing school facilities

There is already pressure on the local school for the provision of additional places for pupils but, so far, there is no strategic plan for developing and funding any scheme for enlargement. The proposed development would potentially add extra unmanageable numbers of young children who need school placements.

The information on school capacity is out of date, being gathered in 2016-2018, since which time St Dominic's Primary School has closed; Nailsworth Primary School is now close to capacity and considerations for bussing levies and school places need to be recalculated for children and young people of all ages.

8. Biodiversity Net Gain

There is a good opportunity for S-boxes (universal bird boxes) to be included on the new dwellings and we would like to see their provision recognised in the application. There are small, active colonies of Swifts in Forest Green, which could potentially use the S-boxes, and larger Swift colonies in Nailsworth town centre. There is also an opportunity for Bunting Hill to benefit from BNG rather than for contributions to be put into a general district-wide mitigation pot. This site is a Key Wildlife Site – limestone grassland and home to the heath snail (*Helicella italia*).

APPEALS

- c) S.23/0237/PIP Land North Of, Windsoredge Lane, Nailsworth, Gloucestershire. Application: Permission in Principle. Between 2 and 4 custom build houses. S.23/050/APPREF
NTC comments: NTC previously made strong objections to this application based on material planning matters.

Four reasons for objecting were outlined;

1. nothing material has changed in the application since it was refused by SDC and no new information has been provided. The application is still against the following policies in Stroud's Local Plan: CP1, CP2, CP3, CP15, HC3, LTP PD01, LTP PD02, NPF 104 and NPF 110
2. Contrary to the claims in the appeal, SDC maintains its self-build register appropriately and is meeting all respective targets.

- a) the 'tilted balance' concept does not apply. SDC has met and continues to meet the district's self-built targets. This information was readily available during the previous consultation period (specifically 2nd March 2023).
- b) SDC's charge for a self-build registration is £25, which is affordable and not a deterrent
3. the suitability of the local area for development has been overstated as reasons to allow the appeal, with misleading information on the local bus service and pedestrian accessibility, being in an area with no pavements and steep gradients.
4. The area is typified by being surrounded by green space, significantly the development area is in the AONB and outside the permitted settlement development limits.

Council **resolved** to submit these objections to the appeal.

All agreed

TREES IN A CONSERVATION AREA

- d) S.24/0295/TCA. The Old George, Tabrams Pitch, Nailsworth, Gloucestershire.
Application: Trees in a Conservation Area. T1 Crack willow: Crown reduce by 4m. T2 Crack willow: Crown reduce by 4m. T3 Crack willow: Crown reduce by 4m.
NTC comment: noted.

2023/210

To confirm minutes of the Full Council meeting held on Tuesday 20th February 2024.

These were approved.

All agreed

2023/211

To confirm the minutes of the Personnel Committee meeting held on Friday 23rd February 2024.

These were approved.

All agreed

2023/212

To consider the recommendations of the Personnel Committee;

It was **recommended** that the Project Officer job description is adopted.

All agreed

It was **recommended** that the reviewed policies are adopted in line with the AGAR and best practice.

All agreed

It was **recommended** to adopt the Stress Policy

All agreed

It was **recommended** to adopt the Gifts and Hospitality Policy

All agreed

It was **recommended** to adopt the Council Training Plan

All agreed

It was **recommended** to introduce a new council induction and refresher evening on Tuesday 7th May
All agreed

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

.....
Date