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# NAILSWORTH TOWN COUNCIL

Civic Centre, Old Market, Nailsworth, Glos. GL6 0DU

Tel: 01453 833592 email: [clerk@nailsworthtowncouncil.gov.uk](mailto:clerk@nailsworthtowncouncil.gov.uk)

Clerk to Council: Katherine Kearns

You are summoned to attend the meeting of Nailsworth Town Council to be held at the Town Hall, Old Bristol Road, Nailsworth on Tuesday 4<sup>th</sup> March 2025 starting at **6.30pm**.

Mrs K Kearns

Town Clerk

27<sup>th</sup> February 2025

All residents of the Parish are welcome to attend and a 15 minute period will be set aside for members of the public to raise questions.

- 1 Apologies
- 2 Declarations of interest and applications for dispensations
- 3 Public Participation
- 4 Consideration of Planning Applications received as follows:

#### **CONSULTATION**

- a) S.25/0308/LBC. Park View, Windsoredge Lane, Nailsworth, Stroud. Application: Listed Building Application. Demolition of a non-original porch and erection of a replacement porch.
- b) S.25/0190/HHOLD. Southwood, Scar Hill, Minchinhampton, Stroud. Application: Householder Application. Erection of dormer extensions to house and garage.

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

- c) S.25/0276/TCA. 15 Goldwater Springs, Station Road, Nailsworth, Stroud. Application: Trees in a Conservation Area. Ash (T1) - pollard to 7m above ground level.

#### **FOR INFORMATION ONLY: PREVIOUSLY TRACKED APPLICATIONS**

- d) S.24/2274/HHOLD. Fern Bank, Watledge Road, Nailsworth, Stroud. Application: Householder. Erection of two replacement conservatories. Application permitted. NTC: No observations.
- 5 To confirm minutes of the Full Council meeting held on Tuesday 18<sup>th</sup> February 2025.
  - 6 To ratify a payment of £2660 plus VAT to Bailey Street Furniture for 2 benches at the Clocktower Garden.

**NAILSWORTH TOWN COUNCIL**  
**Minutes of a meeting of the Town Council**  
Held at 6.30pm in the Town Hall, Old Bristol Road  
**on Tuesday 18<sup>th</sup> February 2025**  
**DRAFT**

**Present:**

Clr Peter Bodkin (Chair)  
Clr Shelley Rider  
Clr Steve Robinson  
Clr Louis Nicholas  
Clr Colleen Rothwell  
Clr Julian Dennis  
Clr Paul Francis  
Clr Luke Stewart  
Clr Ros Mulhall

**Minutes:**

Clerk

**Apologies:**

Clr Phil Sullivan  
Clr Tyler White

**Also present:**

District Cllr Maggie Dutton

**2024/185****Public Participation**

Three members of the public were present with an interest in the item concerning the consultation on the future of the Chamber of Trade.

The Chair of the Chamber of Trade (CoT) clarified several points about the organization and its market. The CoT supports Nailsworth as a retail centre, with approximately 30-40 members currently, though their website claims 250. Only a minority of members are brick-and-mortar businesses, with the majority (approximately 90%) being market traders.

The CoT has recently voted to shut down and separate the market. This decision is currently on hold pending the result of a consultation being run by Stroud District Chamber of Trade, after which the market's future could be reconsidered.

Council raised concerns about differential membership fees between retailers (£99) and market traders (£25), which may explain low retailer participation in the Chamber of Trade. There were questions about financial transparency, with accounts being presented only at private meetings.

The relationship between the CoT and Love Nailsworth (established as a COVID recovery response for tourism, residents and local economy) was discussed.

Several council members emphasized the importance of the CoT sharing their constitution, membership details, and financial structures to dispel misinterpretation and increase transparency.

All agreed the market is a valuable town asset, serving both retail and social functions. The detail of how this is achieved is for another discussion. The meeting concluded with approval of a draft consultation response regarding the future of the CoT and market (minute 2024/194).

**2024/186**

**Declarations of Interest & Applications for Dispensations**

There were none made.

**2024/187****Consideration of Planning Applications received as follows:****CONSULTATION**

- a. None received.

**TREES IN A CONSERVATION AREA**

- b. None received.

**2024/188****To confirm minutes of the Full Council meeting on Tuesday 4<sup>th</sup> February 2025**

These were noted.

All agreed

**2024/189****To confirm the minutes of the Recreation & Amenities Committee on Tuesday 4<sup>th</sup> February**

These were noted.

All agreed

**2024/190****To consider the recommendations of the Recreation & Amenities Committee**

To **approve** the installation of additional power supplies at the Clocktower by contractor 1 at a cost of £980.

All agreed

To **agree** an additional £4,000 be allocated to this Miles Marling path improvements project for additional works.

All agreed

To **agree** the legal transfer of Beechwood Close play area goes ahead, in accordance with the historic Section 106 agreement, and only when the remedial work is completed, inspected and a satisfactory ROSPA report is submitted to the Clerk.

All agreed

Regarding the final recommendation:

*To **recommend** legal fees of up to £1,000 are set aside for the legal work for Beechwood Close play area*

The Clerk has had recent correspondence from Redrow's representative to confirm they will pay the Council's legal fees for the transfer.

**2024/191****Accounts****To agree payments in accordance with the budget as listed in the attached reports**

Cllr Peter Bodkin and Cllr Steve Robinson agreed to authorise the payments before 12 noon on Friday 21<sup>st</sup> February 2025.

The Clerk confirmed that the railings near the Clocktower are owned by GCC and their replacement was carried out in partnership with GCC, from grant funding coming from various sources as part of the Textile Trail project.

It was **resolved** that the payments as listed are agreed.

All agreed.

### **2024/192**

#### **To appoint a councillor as an Internal Checker in accordance with the Financial Regulations**

The last cllr to perform this duty was Cllr Colleen Rothwell. Cllr Colleen Rothwell explained the duties and how it can involve any process which is picked on by the Checker to look at.

It was **resolved** that Cllr Julian Dennis take on the duties of the Internal Checker.

All agreed.

### **2024/193**

#### **To approve the appointment of the independent Internal Auditor**

The proposal is to appoint Ian Crowe for this audit. It was noted that it's good practice to change the auditor every few years and for this to be planned into future audits.

It was **resolved** appoint Ian Crowe as Internal Auditor for this year.

All agreed.

### **2024/194**

#### **To consider a response to a consultation on the future of Nailsworth Chamber of Trade**

A draft response to the consultation had been circulated to Council prior to the meeting:

#### ***Consultation on the Future of Nailsworth Chamber of Trade and Monthly Market 18<sup>th</sup> February 2025***

*Thank you for the opportunity to respond to this important consultation. Nailsworth Town Council (NTC) has carefully considered the proposals and wishes to make the following observations, including additional concerns that have been brought to our attention.*

#### ***Background Context***

*The Town Council recognizes the historical significance of the Chamber of Trade in Nailsworth and the important role it has played in supporting local businesses and organising community events. The monthly market, in particular, has been a valuable asset, both as a community gathering point and as a means of generating funds for town improvements.*

*We note with interest that a similar proposal to separate the market was considered approximately seven years ago, and at that time the Chamber chose to maintain the integrated model for the benefit of the town. The recent decision to split the market from the Chamber therefore represents a significant change in direction.*

### **Governance and Transparency Concerns**

*Nailsworth Town Council has significant concerns regarding the process and transparency surrounding this proposed separation:*

- 1. The lack of publicly available accounts from the Chamber of Trade makes it impossible to assess the financial implications of the separation properly.*
- 2. The decision-making process for the market separation appears to present a potential conflict of interest, with a majority of voting members having direct ties to the market as stall holders or with other interests.*
- 3. The differential membership fees (£25 for market stall holders versus £99 for other businesses) creates an inequitable structure that may have unfairly influenced the vote and more broadly excludes some local traders from membership.*

### **Financial and Asset Considerations**

*NTC has concerns about how this separation might impact the economic vitality of our town:*

- 1. The proposed transfer of assets (market stalls) and potentially funds from the Chamber to a profit-making market organisation with no formal obligation to reinvest in the town represents a significant loss of community resources.*
- 2. The market represents a significant income stream (approximately £5,000 per annum) that has historically been reinvested into town events and improvements. There is no guarantee this practice would continue.*
- 3. The ownership and management of market assets, particularly the stalls which have been hired out to generate additional income, requires careful consideration to protect the town's continued interest.*
- 4. The financial sustainability of both the market and a future Chamber post-separation is a significant concern, particularly given the Chamber's reliance on market income for its activities.*

### **Organisational Structure and Coordination**

*The Town Council notes that:*

- 1. With the existence of Love Nailsworth alongside the Chamber, there is already some duplication of effort in promoting the town. Adding a third independent organisation (the separated market) risks further fragmentation.*
- 2. Clear communication channels and coordination mechanisms would be essential if the separation proceeds, to ensure all organisations work toward the common goal of enhancing Nailsworth's economy.*

### **Recommendations**

*Based on these considerations, Nailsworth Town Council strongly recommends:*

- 1. A full independent audit of the Chamber's accounts before any separation or asset transfer takes place, to ensure transparency and proper stewardship of resources.*

2. *A review of the membership structure and voting procedures of the Chamber of Trade to ensure fair representation of all local businesses in decision making.*
3. *Full disclosure of the proposed governance structure for any new market organisation, including how decisions about profit distribution would be made.*

### **Response to Specific Consultation Questions**

#### **On the future of the Chamber:**

*Given the concerns about current governance, NTC believes a complete rebirth with renewed outlook, transparent governance structures, and equitable membership policies would be the most beneficial outcome for the town.*

*Establishing a new Chamber as a chapter of the District Chamber would give clear commitments to transparency, inclusivity, and collaboration with other town organisations.*

#### **On purpose:**

*We believe a Chamber of Trade should primarily focus on representing and supporting ALL local businesses, promoting the town to visitors, and working collaboratively with other organisations on events and improvements that enhance Nailsworth's economic vitality.*

#### **On subscriptions:**

*Any subscription model must be equitable and transparent. The current two-tier system appears to favour market stall holders above retailers and businesses with permanent premises in Nailsworth, creating division rather than unity.*

#### **On NTC's contribution:**

*Nailsworth Town Council is committed to working collaboratively with all organisations promoting the town's economy, provided they operate with transparency, accountability, and a genuine commitment to the town's collective interests. NTC look forward to participating in the upcoming event on footfall and visitor behaviour, and welcome further dialogue with all parties on these important matters.*

Following discussion with members of the public present, Council agreed to submit the above response to Stroud and District Chamber of Trade as the independent body carrying out the consultation.

It was **resolved** that the consultation response on the future of Nailsworth Chamber of Trade be submitted.

All agreed.

**2024/195**

**Reports for information (no decisions required):**

**Financial summary:**

- a) Income and Expenditure report**
- b) Budget comparison report**

- c) Main bank account reconciliation report
- d) Premier bank account reconciliation report

These reports were noted.

**2024/196**

**To review NTC’s Risk Management Review**

It was noted.

**2024/197**

**To receive a report from the Town Mayor**

The report was noted.

There will be a ‘cllr walkabout’ this Saturday.

**2024/198**

**To receive a report from District Councillors**

The report was noted.

SDC Council Plan and budget have been adopted. There will be funding for a district play strategy, fly tipping removal and new litter bins. SDC’s Council Plan also includes more activities around nature. SDC Local Plan has not been supported due to the effects of allocated housing in the southern part of the district leading to improvements needed to the motorway junctions. The District Council has no influence over funding for motorway infrastructure.

**2024/199**

**To receive a report from the County Councillor**

The report was noted.

The County Council elections will take place as planned on 1<sup>st</sup> May.

Both GCC and SDC are meeting to discuss options for devolution; there will be a meeting in March to decide whether there will be one unitary authority, or whether the county will be split in two.

GCC are considering 20mph zones and have changed their stance on these.

**2024/200**

**To receive an update on NTC office activities**

The report was noted.

**2024/201**

**Review [NTC Full Council Action Plan](#)**

The Action Plan was noted.

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

.....  
 Date





# NAILSWORTH TOWN COUNCIL

Civic Centre, Old Market, Nailsworth, Glos. GL6 0DU

Tel: 01453 833592 email: [clerk@nailsworthtowncouncil.gov.uk](mailto:clerk@nailsworthtowncouncil.gov.uk)

Clerk to Council: Katherine Kearns

You are invited to attend a meeting of the **Environment Committee** to be held in the Town Hall on Tuesday 4<sup>th</sup> March 2025 starting at 6.45pm.

K Kearns  
Town Clerk  
27<sup>th</sup> February 2025

1. Apologies
2. To consider the future of the TIC
3. To receive a report on the Nature in Nailsworth volunteer group
4. To receive notice of an application for additional signage for Three Storeys
5. To consider the proposed approach to the Committee's projects in 2025-2026
6. To review Environment Committee [Env Action Plan](#)



# Nailsworth Town Council

## Agenda Item 2

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**Meeting** of Environment Committee

**Meeting date** Tuesday 4<sup>th</sup> March 2025

**Subject** To consider the future of the TIC

**Author** Clerk

**Status** Action

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**If you have any questions about this item and the information is not included in this report, please contact the Clerk or Deputy Clerk by 10am on the Monday before the meeting.**

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### Summary

The TIC service in the library has reached a critical juncture requiring decisions about its future.

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### Detail

Following discussions with TIC volunteers about the service, decisions need to be made on the continuation of the service, with volunteers questioning the TIC's ongoing purpose amid service overlaps with the Library and changing information needs.

This report examines the current state and future prospects of the Town Information Centre (TIC) service. Based on recent discussions among TIC volunteers, it is evident that the service has reached a critical juncture requiring decisions about its continuation. The report looks at the TIC's purpose, current services, and potential changes.

### Background

The TIC volunteers recently met to discuss the future of the service. There was a consensus that this is "crunch time" for the TIC, with key decisions needed about whether to give the service one last chance or to recognise that people's information needs have changed and consider discontinuing the service.

### Current Purpose and Services

Purpose of the TIC

- Providing information for new Nailsworth residents
- Promoting Nailsworth to visitors and locals
- Note: There appears to be some overlap with Library services, particularly regarding "what's on" information

Services Currently Provided

- Nailsworth and district-specific information (strong consensus that this should remain the focus)
- Transport information (bus/train timetables)
- Coach trip details
- Bike hire information



## Nailsworth Town Council

- Public facilities guidance (e.g. toilet locations)
- Walking maps
- Bus pass assistance
- Dining recommendations
- Community group information
- Resources for people relocating to Nailsworth

### Challenges and Considerations

1. Role overlap: there is some overlap between the Library and TIC roles, with some duplication of services as the Library has developed more information services.
2. Changing information landscape: with increasing digitalization, the traditional role of information centres has evolved. More information is found digitally and while the role of paper leaflets remains for some, this is significantly reduced.
3. Resource allocation: The continued operation requires volunteer commitment and physical resources
4. Service Relevance: Questions exist about whether the TIC has "run its course"

### Options for the Future

Based on the volunteer meeting, the following options should be considered:

1. Continue with the service: Give the TIC "one last chance" with targeted improvements and resources to support volunteers.
2. Modified service model: Transition to a self-service approach with quality information displays that still require maintenance. Other towns have moved away from one location providing all information, and instead are providing information at several different locations – meeting their visitors where they go, rather than expecting visitors to come through the door.
3. Discontinuation: Recognise that the service may have fulfilled its purpose and reallocate resources.

### Proposed research for decision-making

Using data collected by TIC volunteers (the daybook), current community needs and usage patterns can be analysed to support any decisions on the future of the service.

It's worth exploring whether some services could be offered via the Town Council website, especially with a new Council website on the horizon.

Discussions with the Library will help address any significant role duplications and inform options for discussion. Any continued services that aren't readily available elsewhere, need to focus on Nailsworth's unique value, supporting new residents and visitors.

### Consultation Timeline

1. Saturday 5th April: Initial presentation at the Town Meeting to introduce the review of TIC services and invite community input
2. April 2025: consultation announcement in Nailsworth News with information on how residents can provide feedback
3. 15th April - 15th May 2025: Four-week consultation period including:
  - online survey available through the Town Council website
  - paper surveys available at the TIC, Library, and Town Council offices
  - public drop-in sessions
4. 20th May 2025: Deadline for all feedback submissions



## Nailsworth Town Council

5. 21st May - 31st May 2025: Analysis of consultation results and preparation of findings report
6. 3<sup>rd</sup> June 2025; Presentation of consultation findings to Full Council
7. 4<sup>th</sup> June 2025: Communication of decision to volunteers and the public
8. July - September 2025: Implementation period for the chosen option

### Conclusion

The TIC service stands at a crossroads. While it has provided valuable information services to Nailsworth residents and visitors, changing information consumption patterns and potential service duplication warrant careful consideration of its future. The Environment Committee should weigh the continued investment of resources against the evolving needs of the community, with particular attention to services that remain uniquely valuable in today's information environment.

The Environment Committee is asked to consider the options.

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### Options

1. To consult on the future of the TIC according to the suggested timetable.
  2. To task the Town Information Working Party with the following;
    - To analyse community needs and usage patterns to support any decisions on the future of the service.
    - To continue discussions with TIC volunteers about which information can be provided via NTC's website and at other locations.
    - To discuss proposed changes with the Library
  3. To do nothing.
- 

### Recommendations

1. To consult on the future of the TIC according to the suggested timetable.
  2. To task the Town Information Working Party with the following;
    - To analyse community needs and usage patterns to support any decisions on the future of the service.
    - To continue discussions with TIC volunteers about which information can be provided via NTC's website and at other locations.
    - To discuss proposed changes with the Library
- 

### Costs

n/a at this stage.

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### Funding Source

n/a

**ENDS.**



# Nailsworth Town Council

## Agenda Item 3a

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**Meeting** of Environment Committee

**Meeting date** Tuesday 4<sup>th</sup> March 2025

**Subject** To receive a report on the Nature in Nailsworth volunteer group

**Author** Clerk

**Status** Information

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**If you have any questions about this item and the information is not included in this report, please contact the Clerk or Deputy Clerk by 10am on the Monday before the meeting.**

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### Summary

Nature in Nailsworth volunteer group have drawn up their Terms of Reference, organisational structure and next steps for their work.

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### Nature in Nailsworth: Purpose and Next Steps

#### Introduction

This report outlines the purpose of the newly established Nature in Nailsworth group and details the next steps for its development and activities. The group aims to bring together community members interested in local nature conservation, biodiversity protection, and environmental education in the Nailsworth area.

#### Purpose of the Group

Nature in Nailsworth has been established to:

1. Coordinate local nature conservation efforts
2. Provide a community-focused approach to biodiversity protection
3. Engage Nailsworth residents in environmental awareness and action
4. Participate in wider regional nature recovery initiatives
5. Create opportunities for citizen science and nature education

The group has recently finalized its Terms of Reference document, which provides detailed guidance on the group's objectives, governance structure, and operational procedures (see attached).

#### Organisational Structure

The group will be governed by a steering group that will meet quarterly to make key decisions. The steering group will include:

- A Chairperson (to be appointed)
- Administrative support (1-2 individuals to be appointed)
- Members from the current participant base

The steering group will be responsible for strategic direction, activity planning, and ensuring the group meets its stated objectives.

### Current Initiatives and Opportunities

#### Local Nature Recovery Strategy



## Nailsworth Town Council

The group will participate in the upcoming Local Nature Recovery Strategy public consultation in May. This represents an important opportunity to influence regional environmental planning and ensure Nailsworth's natural priorities are represented. The group will both contribute to the consultation and promote wider community participation.

### Nailsworth Town Meeting

Nature in Nailsworth has been invited to host a stall at the Nailsworth Town Meeting on Saturday 5<sup>th</sup> April. Activities will include an interactive map where residents can identify important natural areas, wildlife sightings, and spaces they wish to preserve. This engagement will help shape the group's priorities and increase community awareness of its existence and purpose.

### Nailsworth Festival 2026

Preliminary discussions have begun regarding the group's participation in the Nailsworth Festival 2026. Early planning will allow for meaningful integration into the festival program.

### HabiMap Citizen Science Project

The group is considering participation in Gloucestershire Wildlife Trust's HabiMap citizen science initiative. This would involve training members in habitat mapping techniques and conducting systematic surveys of Nailsworth and surrounding areas.

### Next Steps and Key Dates

1. **Terms of Reference have been drawn up.**
2. **Leadership and Steering Group Formation:** nominations for these are currently being decided by the group:
  - Chairperson
  - Administrative support (1-2 individuals)
  - Steering group members
3. **Nailsworth Town Meeting**
4. **HabiMap Decision:** At the next meeting, the group will decide whether to adopt HabiMap as a collective project or support individual participation.

### Conclusion

Nature in Nailsworth represents an important development in community-led environmental action for the area. With a clear organisational structure now being established and several concrete initiatives underway, the group is well-positioned to make meaningful contributions to local nature conservation and community engagement.

The group's immediate focus is on establishing leadership, confirming governance arrangements, and preparing for upcoming public engagements. These foundations will support long-term success and impact for the group's conservation and community objectives.

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**ENDS.**

# Nature in Nailsworth (NiN): Terms of Reference

## **Purpose**

The role of Nature in Nailsworth (NiN) is to provide advice, stimulation and expertise to the people in and around Nailsworth, Nailsworth Town Council, Nailsworth Climate Action Network (NCAN) and other local bodies (such as Horsley Parish Council) on the priority actions to take to halt and reverse nature's decline in the local area.

NiN will adopt a forward thinking and active approach, based on the best available evidence on what works, to restore nature and encourage people to engage with restoring nature. NiN will respond positively to the views of the community on what is important to them. This may or may not align with national, regional or country priorities for nature conservation but will lead to a positive local impact.

## **Main areas of work for NiN will be:**

1. To work with Nailsworth Town Council in developing achievable & desirable objectives in the Local Nature Recovery Strategy (Biodiversity Action Plan), in & around Nailsworth
2. To engage with local communities in caring for nature, offering a range of stimulating and rewarding projects that will make Nailsworth a better place for wildlife
3. To work with local community groups such as NCAN to develop & promote practical delivery of projects that serve to reverse nature's decline and accommodate climate change

## **Membership and operation of the group**

NiN has an organisational steering group consisting of a Chair and up to 10 members, including representatives of Nailsworth Town Council, NCAN and Gloucestershire Wildlife Trust. The Chair is elected by the members and coordinates the appointment of members. A minimum of four members is required for the group's meeting to proceed. Physical attendance may be replaced by virtual attendance through Zoom/Teams if necessary. Non-members of the NiN steering group will be encouraged to contribute to meetings as and when appropriate.

NiN steering group members will serve for three years, but may be invited by the Chair and members to serve for a further three years. Members who miss three consecutive meetings without making contact with the Chair will be assumed to have resigned. The group will meet four times a year, with additional meetings as necessary.

## **Reporting & recording**

The group's proceedings will have minutes taken and shared, consisting of an actions log with nominated leads and key points discussed.



# Nailsworth Town Council

## Agenda Item 4a

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**Meeting** of Environment Committee

**Meeting date** Tuesday 4<sup>th</sup> March 2025

**Subject** To receive notice of an application for additional signage for Three Storeys

**Author** Clerk

**Status** Information

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**If you have any questions about this item and the information is not included in this report, please contact the Clerk or Deputy Clerk by 10am on the Monday before the meeting.**

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### Summary

Three Storeys gallery, café and arts centre intends to apply to SDC for permission for new signage in the Conservation Area.

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### Detail

Three Storeys is submitting an application to Stroud District Council's Planning Department for additional signage. The building is within Nailsworth Conservation Area. A previous application for signage, in 2021 when Three Storeys was opened, was supported by NTC.

Attached are full details of the signage and application.

To avoid predetermination, the Environment Committee is advised to note the application. Full Council will have the opportunity to comment on the signage application as part of SDC's statutory consultation.

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**ENDS.**



Note to Nailsworth Town Council  
Environment Committee  
Meeting Tuesday 4<sup>th</sup> March 2025

RE: Proposed new signage for Three Storeys, Old Bristol Road, GL6 0JE

Three Storeys is a multi-use creative hub, including artist/maker studios, co-working spaces, and a shared café and workshop/gallery space. It was opened in spring 2021 and is located at the bottom of the Town Hall car park.

We would like to install a second external sign on the North East elevation of the building, identical to the previously permitted sign installed on the South East elevation. This sign will feature the same dimensions, graphics, and logo, ensuring consistency and brand identity for the premises.

The new sign will help further identify the location of Three Storeys, and, as with the first sign, will provide additional visibility, aiding in wayfinding for both pedestrians and drivers. The signage will be carefully placed to complement the existing architectural features and will not appear intrusive.

We are submitting a planning application to Stroud District Council for this new sign and hope to have your support.

I attach for information:

- Planning statement
- Heritage statement
- Signage details
- Photographs of the building and existing signage
- Location plan

We were very pleased with your endorsement of our earlier signage and hope you will agree this new sign will enhance a Nailsworth asset. If you have concerns, I am happy to meet with the committee or individual councillors to discuss.

Nicki Schmiegelow

Director  
Dakaro Limited t/a Three Storeys  
24 February 2025

## **Heritage Statement for Additional External Signage at Three Storeys, Nailsworth**

**1. Introduction** This Heritage Statement has been prepared to accompany a planning application for the installation of an additional external sign on the North East elevation of Three Storeys, a multi-functional creative hub located within the former Nailsworth Brewery. The proposal seeks to complement the previously approved signage on the South East elevation while ensuring that the heritage significance of the site and surrounding conservation area is preserved and enhanced.

**2. Site Context and Historical Background** The site is located within the Stroud Conservation Area and forms part of the former Nailsworth Brewery, a historic structure comprising three distinct sections:

- A stone-walled brewery building, possibly dating from circa 1820 but largely reconstructed in the 1850s and 1870s, with a red brick raised roof extension.
- A Victorian red brick addition (dated 1899) built at right angles to the original brewery building.
- A later red brick extension (circa 1985) visible only from the rear of the property along Brewery Lane.

The front (South East) elevation has been rendered, while the remainder of the building retains its red brick and stone construction. The Nailsworth Brewery was acquired by Cheltenham Brewery in the early 20th century and ceased operations shortly thereafter. The building subsequently housed the Comrades Club, a social club, until 2019. Since its purchase in June 2019, significant restoration efforts have been undertaken, including roof and window replacements and repairs to the external masonry, greatly enhancing the building's appearance.

While the building itself is not listed, it is situated within a conservation area and lies opposite a row of listed townhouses on Old Bristol Road. Additionally, part of the original brewery complex, located to the rear of the site, is a listed structure.

**3. Significance of the Building and Surrounding Area** Three Storeys is a building of local historic interest, contributing to the industrial heritage of Nailsworth. The phased development of the structure reflects the evolution of brewery operations in the 19th century and later adaptations for social use. The conservation area designation recognizes the significance of the area's historic fabric, including the brewery's role in the town's commercial and social history.

The restoration and repurposing of the building as a creative hub enhance its contribution to the conservation area by providing a sustainable new use while retaining and respecting its historic character. The building's lower elevation relative to surrounding roads ensures that any new signage will have minimal visual impact on key views within the conservation area.

**4. Impact of the Proposed Signage on Heritage Assets** The proposed signage will be identical in size, design, and materials to the previously approved signage on the South East elevation, ensuring visual cohesion across the site. The design of the signage has been carefully considered to reflect the building's industrial character, with a custom font and colours inspired by the Dulux Heritage range. The sign will be positioned to complement the existing architectural features without overwhelming the historic façade.

Given the building's location at a lower elevation than Old Bristol Road and the A46, the proposed signage will not be intrusive or visually dominant. The sign's placement on the North

East elevation ensures that it enhances the site's legibility and wayfinding for visitors and passing traffic while maintaining the integrity of the conservation area.

**5. Compliance with Planning and Heritage Policies** The proposal aligns with the following policy considerations:

- **Stroud District Local Plan**
  - **Policy ES3 (Design and Sustainable Construction):** The signage respects the scale and character of the building while ensuring clear and effective identification of the premises.
  - **Policy LND2 (Development within a Conservation Area):** The signage will not detract from the special character of the conservation area and will enhance the visual coherence of the site.
  - **Policy HC4 (Advertising):** The signage is appropriate in scale and design, preserving the historic and visual integrity of the conservation area.
- **National Planning Policy Framework (NPPF):**
  - **Section 12 (Achieving Well-Designed Places):** The signage enhances the building's appearance while respecting its historic character.
  - **Section 16 (Conserving and Enhancing the Historic Environment):** The proposal sustains the significance of the conservation area without harm to nearby listed buildings.

**6. Conclusion** The proposed signage is a sensitive and appropriate addition to the North East elevation of Three Storeys. It is designed to respect and complement the historic character of the building and its surroundings while ensuring effective identification of the creative hub. Given its considered placement, scale, and design, the signage will not harm the significance of the conservation area or nearby listed buildings. As such, it is fully compliant with local and national planning policies, and we respectfully request its approval.

## **Planning Statement for Submission of Additional External Signage at Three Storeys, Stroud**

### **Site Context and History:**

The site, located within the Stroud Conservation Area, forms part of the former Nailsworth Brewery, a historic building comprising three distinct sections: a stone-walled original brewery building (dating from circa 1820 with later 19th-century alterations), a Victorian red brick addition from 1899, and a more modern 1980s red brick extension. Although the building itself is not listed, the site is within close proximity to listed townhouses on the opposite side of Old Bristol Road, and part of the original brewery near the rear of the property is listed.

The building was acquired in 2019 and has undergone extensive repairs, including the replacement of the roof, windows, and repairs to the external stone and brickwork, which have significantly enhanced the building's appearance. The premises have received planning permission for a change of use to a Sui Generis class, which allowed for the establishment of a multi-functional creative hub, known as Three Storeys. This hub serves a range of creative services, including artist/maker studios, co-working spaces, and a shared café and workshop/gallery space.

### **Proposal for Additional Signage:**

The current proposal seeks to install a second external sign on the North East elevation of the building, identical to the previously permitted sign installed on the South East elevation. This sign will feature the same dimensions, graphics, and logo, ensuring consistency and brand identity for the premises.

The new sign will help further identify the location of Three Storeys, and, as with the first sign, will provide additional visibility, aiding in wayfinding for both pedestrians and drivers. The signage will be carefully placed to complement the existing architectural features and will not appear intrusive.

### **Planning Policy Considerations:**

In assessing this application, the following policies are of particular relevance:

#### **Stroud District Local Plan:**

- **Policy ES3 (Design and Sustainable Construction):** This policy emphasizes the importance of high-quality design that complements the local character and respects the historical context of a building. The proposed sign respects the existing character of the Three Storeys building, with a design that is in keeping with the industrial style of the property while ensuring that it does not dominate or detract from the architectural integrity of the building. The positioning of the sign on the North East elevation will allow for effective visibility while being sensitive to the surrounding environment.
- **Policy LND2 (Development within a Conservation Area):** This policy seeks to ensure that development within a conservation area conserves or enhances the special character or appearance of the area. The proposed sign will not harm the character of the Stroud Conservation Area as it complements the existing signage and enhances the visibility of the Three Storeys building, a key creative hub in Nailsworth. The size, design, and placement of the sign are appropriately scaled to the building and will not obstruct important views or architectural features.

- **Policy HC4 (Advertising):** The policy encourages advertisements that are appropriate in scale, design, and location, and do not cause harm to the surrounding area or heritage assets. The proposed signage is designed to be in harmony with the historic character of the building and will not cause visual clutter or negatively impact the surrounding area.

#### **National Planning Policy Framework (NPPF):**

- **Section 12 (Achieving Well-Designed Places):** The NPPF stresses the need for design to contribute positively to the local environment. The proposed signage has been carefully considered to align with the aesthetic of the building, ensuring that it does not detract from its architectural significance.
- **Section 16 (Conserving and Enhancing the Historic Environment):** While the building itself is not listed, it lies within a conservation area. The NPPF highlights the importance of ensuring that new development or signage does not harm the character or appearance of heritage assets. The design of the sign and its placement respects the historic context of the building and surrounding conservation area, ensuring minimal impact on the setting of the listed buildings in the surrounding vicinity.

#### **Conclusion:**

This proposal for an additional external sign to the North East elevation of Three Storeys has been carefully thought through to respect the building's historic fabric, the surrounding conservation area, and the existing signage. The size, design, and location of the sign are appropriate, ensuring that it complements the building's architecture and enhances its visibility for visitors and passersby. As such, the proposal aligns with both the Stroud District Local Plan and the National Planning Policy Framework, and we respectfully request that planning permission be granted for this addition to the premises.

#### **Appendices:**

1. Location Plan
2. Signage Details (Dimensions, Materials, and Graphics)
3. Photographs of the Building and Existing Signage
4. Heritage Impact Statement

This drawing is copyright of Challinor Hitchcock-Yoo Ltd and may not be copied or reproduced without permission.

Figured dimensions are to be taken in preference to scaled dimensions.

Large scale drawings to have preference to small scale drawings.

Dimensions for fixed-items are to be checked on site prior to manufacture.



SIGN DETAILS

FONT:  
BESPOKE GILLS SANS

SIGN DIMENSIONS:  
1327mm W x 1307.9mm H

PANTONE COATED



- PMS 5483c    PMS 324c
- PMS 5783c    PMS 2274c
- PMS 7555c    PMS 1205c
- PMS 426c    PMS 421c



CMYK BREAKDOWNS OF PANTONE COATED



- 65,11,25,27    35,0,14,0
- 24,8,41,19    15,0,34,0
- 0,28,98,11    0,3,43,0
- 94,77,53,94    13,8,11,26



PLANNING DRAWING

Client MS N SCHMIEGELOW			
Project PROPOSED ALTERATIONS, 3 STOREYS, OLD STROUD ROAD, NAILSWORTH, GL6 0JE			
Description PROPOSED SOUTH EAST ELEVATION - NEW SIGNAGE DETAILS			
Scale -	PG Size A1	Drawn -	Date Feb 25
Drawing No SD241		Revision -	



NORTH EAST  
ELEVATION

Three Storeys  
Current viewpoints

Existing southeast elevation of Three Storeys from Town Hall car park





View from junction of Market Street and Brewery Lane



View from Old Market, in front of Mortimer Rooms





# Nailsworth Town Council

## Agenda Item 5

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**Meeting** of Environment Committee

**Meeting date** Tuesday 4<sup>th</sup> March 2025

**Subject** To consider the proposed approach to the Committee's projects in 2025-2026

**Author** Clerk

**Status** Action

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**If you have any questions about this item and the information is not included in this report, please contact the Clerk or Deputy Clerk by 10am on the Monday before the meeting.**

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### Summary

The Strategic Priorities for the Environment Committee and the planned approach for the next year.

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### Detail

The following projects in NTC's Action Plan come under the strategic responsibility of the Environment Committee. These projects feed into the Council's Strategic priorities for 2024-2028. This report provides a summary of each project's status and the work to be done in 2025-2026 to achieve these goals.

#### 1. Future of the TIC

There are decisions to be made on the future of the TIC service in response to people's changing use and needs. A recent meeting with the TIC volunteers looked at the purpose of the TIC, what services are provided and what changes could be made. Advice from Stroud District Chamber of Trade on visitor footfall and dwell times may help guide the next phase of Nailsworth's TIC service. Plans for a new NTC website will help improve visitor and resident information online.

#### Next steps

A report to the Environment Committee recommends consulting with the public on the options for the TIC's future.

#### Project owner:

Town Information Working Party, reporting to Environment Committee/Full Council.

**Strategic Priority:** High

**Date:** Year One 2024-2025

**Action:** A report to the Environment Committee outlines a proposed timetable for consultation on the future of the TIC.

#### 2. Twinning and friendship; expanding connections internationally

This year is the 30<sup>th</sup> anniversary of Nailsworth's Town Twinning Association with Leves, France. Nailsworth also has Friendship Agreements with Perry, New York State and Vumilia, Tanzania.

#### Next steps



## Nailsworth Town Council

There is currently a vacancy for the NTC representative with the Twinning Association – a cllr who is not already part of the Twinning Committee.

**Project owner:**

Environment Committee/Full Council.

**Strategic Priority:** Medium

**Date:** Year Two 2025-2026

**Action:** To appoint a representative to the Town Twinning Association who will regularly report back.

### 3. Biodiversity action plan

NTC has made progress on biodiversity improvements, adopting a five-year tree planting plan and holding a Community Tree Planting event on Saturday 18th January. KGV extension field has been reseeded with a wildflower mix from Stroud Landscape Project, to improve its biodiversity. After initial conversations with Norton Wood Orchard Group, enquiries are being made about a woodland management plan to favour both biodiversity and climate emergency response.

**Next steps**

Gloucestershire Wildlife Trust has set up a new volunteer group, Nature in Nailsworth, to work with NTC on a community-led Biodiversity Action Plan.

**Project owner:**

Environment Committee/Full Council.

**Strategic Priority:** High

**Date:** Year One 2024-2025

**Action:** Working with Nature in Nailsworth to produce an action plan.

### 4. Anti-social Behaviour Monitoring/Introduce CCTV to areas of the town

A CCTV camera was moved into Mortimer Gardens to monitor behaviour. Recent data shows there is very low anti-social behaviour in Nailsworth.

Nailsworth's ASB multi-agency group was initially set up to keep communication open between key organisations so that responses and prevention measures could be planned together.

**Next steps**

It is worth reviewing the terms of reference and membership of the ASB Group to ensure the right people are involved and to re-establish regular reporting back to Council and proactive work on response and prevention measures.

**Project owner:**

ASB Group/Full Council.

**Strategic Priority:** High

**Date:** Year Two 2025-2026

**Action:** ASB Group terms of reference and membership review – make the ASB Group a NTC working party to ensure regular reviews in the future.

### 5. Flood management

Small Natural Flood Management schemes (NFM) at All Saints and Star Hill Green have been created, taking rainwater run-off from the road onto green spaces. NTC continues to work



## Nailsworth Town Council

with SDC/GCC Flood and Drainage teams to implement flood management schemes across the parish.

### Next steps

SDC/GCC Flood and Drainage teams have designed a SUDS (Sustainable Drainage Scheme) as part of the Market Street improvements. Consultation on this scheme will be part of the larger Market Street Feasibility project.

### Project owner:

Environment Committee/Town Centre Regeneration Working Party

**Strategic Priority:** Medium

**Date:** Year Two 2025-2026

**Action:** Consult with the public on Market Street Feasibility project.

## 6. High Street Vitality

The importance of High Street Vitality remains high, with local businesses and shops providing local employment and trade. More than ever, the changing high street highlights the need to 'sell' our town and to help local traders to keep the town centre working well. Projects such as the Textile Trail will enhance the visitor experience and connections with Nailsworth's industrial heritage. The future of Nailsworth's Chamber of Trade and Monthly Market are currently under discussion.

### Next steps

Work with Stroud District Chamber of Trade in their 'Bolster Nailsworth' event, focusing on increasing visitor dwell time. Work with other town organisations to help Nailsworth's high street, traders and attract visitors.

### Project owner:

Environment Committee; Town Information Working Party

**Strategic Priority:** Medium

**Date:** Year Two 2025-2026

**Action:** Ensure good NTC representation at the 'Bolster Nailsworth' event.

The Committee is asked to comment on the direction and timetable of these proposals, and to recommend them to Council.

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## Options

1. To recommend the proposed approach to the Committee's projects in 2025-2026
2. To not recommend this approach

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## Recommendation

1. To recommend the proposed approach to the Committee's projects in 2025-2026
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# Nailsworth Town Council

## Costs

According to the Annual Budget.

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## Funding Source

n/a

**ENDS.**

Ser No	Date added	Strategic Plan	Vision	Priority	Committee	Location	Task detail	Comments	Budget	Estimated Cost	Minute Reference	Documents	Owner	Remarks
13	23-Aug-23	Y	2, 3, 4	High	Environment	Civic Centre	TIC development, promotion and improvement	TIC action plan meeting with volunteers to look at service provision. Ticket sales procedures and day-to-day procedures: training ongoing. Volunteer and cllr input required for recruitment and induction process.	none				Clerk/Deputy Clerk/Cllr Louis Nicolas/Cllr Luke Stewart	TIC procedures, recruitment and induction agreed with volunteers, ready for recruitment drive starting in February 2024.
15	23-Aug-23	Y	1, 2	High	Environment	Civic Centre	New NTC website	Quotes needed for a new website. 17 Feb 25 Several website building sites have been accessed and prices are being collated and will be passed to the committee when research is complete.	none	TBC			Clerk	Quotes to be taken to Full Council with a view to migrating email and website in time for 1st May 2024.
24	29-Aug-23	Y	1, 5, 6	Med	Environment	Civic Centre	Tree planting strategy	Five Year tree planting plan agreed. 24 July 24 . Community Tree Planting Saturday 18th January. This is intended to be an annual event. Green Gift scheme highlighted (see Open Spaces Policy)	6510 (Climate Emergency Reserve)		6510 (Climate Emergency Reserve)		Clerk	
26	29-Aug-23	y	2	Med	Environment	Civic Centre	Twinning and friendship; expanding connections internationally	23 Apr 24. Discussions should be held with NTC Twinning rep and the twinning Assoc on how this will be achieved. 21 Jun 24 Meeting held on the 17 Jun 24 to discuss the Twinning Charter/Constitution. Further meeting to be held to discuss promoting the aims.	none					
40	09-Oct-23	N	1, 6	High	Environment	Star Hill	Star Hill Green flood swale and tree planting	09 Oct 23. Contractor engaged to carry out work to create a swale and tree planting on Star Hill Green to cope with surface rainwater. Natural Flood Management grant of £1,000. 24 Feb 25 Work carried out by contractor in early February. Channels introduced and a bunded area introduced to collect water.	4000: Upkeep of Council Land; NFM grant.	£1,000.00	Council meeting 06.09.2022: 2022/096		Environment Committee	Quote for tree planting needed. 4x trees on Star Hill including 2 x Tilia (Lime); 3x small trees (Rowan/Birch/Bird Cherry) on Moffatt Rd green.
42	24-Oct-23	N	1, 3, 5, 6	High	Environment	Civic Centre	Biodiversity action plan	Biodiversity Policy and Action Plan needed under new government guidance. Biodiversity Awareness training delivered Jan 2024. Biodiversity policy adopted by NTC. Grounds maintenance investigations for biodiversity improvements: KGV extension Field meeting March 2024. A successful Bioblitz was carried out on the 14th July 24. Nailsworth Wildlife Group being set up.	n/a	n/a	Environment meeting 07.11.23		Environment Committee/ Clerk	Biodiversity Policy being drafted. Action Plan will be required which will affect grounds maintenance.
48	12-Jun-24	Y	1, 2, 3, 6	High	Environment	Norton Wood	Norton Wood Improvements	Improvements to Norton wood area and the paths to stop path erosion. 18 Jun 24 further investigation will need to decide on a plan and how the work will be carried out. 10 Dec 24 A meeting has been held with volunteers of Norton Wood, it was agreed a woodland action plan should be produced.						

49	12-Jun-24	Y	1, 2, 3, 6	High	Environment	KGV	KGV Extension Field Improvements	Improvements to the biodiversity and appearance of the extension field; reseeding with wildflower mix from Stroud Landscape Project. 15 Oct 24 SLP approached with regards to cutting back extension field and Miles Marling meadow. 20 Dec 24 The work to cut back and seed the extension field with wildflowers ahs been carried out by SLP.							
58	12-Jun-24	Y	2	High	Environment	Civic Centre	Introduce CCTV to areas of the town	Due to the higher ASB activity in the town it is recommended that a feasibility study be carried out with regards to the installation of CCTV. 1 Oct 24 Information from PCSO, CCTV has been moved from lamp post by Civic Centre to the Mortimer Gardens. 10 Feb 25 CCTV in the Mortimer Gardens has been used tom try and identify individual that damaged the wall.							
59	12-Jun-24	Y	1, 4	High	Environment	AllSaints	Flood management All Saints	An area by All Saints chruchyard; landscape project to reduce the risk of flooding onto road. 02 Jan 25 Discussions have been held with the Groundsman and a plan is being formulated for the introduction of drainage. 14 Feb 25 Grounds work completed during the week of 10-14 Feb by groundsman.							
60	12-Jun-24	Y	1, 2, 3, 4,	High	Environment	Civic Centre	High Street Vitality	(merged with item 12, 65 and 68) Successssful application; £18,700 towards Textile Trail. Town Branding/Maps, walking maps. Walking route improvements from town centre to Dunkirk Mill Museum TIC material to be reviewedNew interpretation panels, updating signs and Town Maps. Mortimer Garden planting changed to remove hiding places and replant with dye plant inspired scheme (March 2025). 24 Feb 25 Planting of the new trees in the Mortimer Gardens was carried out on the 25 Feb 25.	4090/ Market Town Vitality Fund	£25,700.00				Clerk/Deputy Clerk/ Cllr Tyler White/Cllr Louis Nicolas	