

NAILSWORTH TOWN COUNCIL
Minutes of a meeting of the Town Council
Held at 6.30pm in the Town Hall on Tuesday 07th November 2023

Present:

Cllr Mike Kelly (Chair)
Cllr Patsy Freeman
Cllr Steve Robinson
Cllr Peter Bodkin
Cllr Ros Mulhall
Cllr Colleen Rothwell
Cllr Paul Francis
Cllr Angela Norman
Cllr Shelley Rider
Cllr Natalie Bennett

Minutes:

Deputy Clerk

Apologies:

Cllr Jonathan Duckworth

Public Present

None

Verbal Introductions and safety briefing

Those present identified themselves. Deputy Clerk will assist Cllr Mike Kelly in case of fire.

2023/118**Declarations of Interest & Applications for Dispensations**

None

2023/119**Consideration of Planning Applications received as follows:**

- a) S.23/2007/HHOLD Clarebourne, Shortwood Road, Nailsworth, Stroud. Application: Householder. Erection of a replacement single storey extension and alterations to the fenestration.
No Observations
- b) S.23/2031/LBC The Maltings, Tetbury Lane, Nailsworth, Gloucestershire. Application: Listed Building Application. Alterations to combine two dwellings. Resubmission of S.22/1915/LBC.
No Observations
- c) S.23/2030/FUL The Maltings, Tetbury Lane, Nailsworth, Gloucestershire. Application: Full. Combine two dwellings with associated amendments.
No Observations
- d) S.23/2053/FUL 5 Old Bristol Road, Nailsworth, Stroud, Gloucestershire. Application: Full Change of use of garden studio / storage to 1 bedroom holiday let /family annexe, including 2.9m2 single storey rear extension under existing roof overhang. Installation of woodburning stove / flue.

Discussion was held, businesses are struggling in the town, additional holiday accommodation would be welcome in the town. Located in a secluded location in the garden.

No Observations

- e) S.23/2028/HHOLD Weavers House, Horsley Road, Nailsworth, Stroud. Application: Householder. Erection of replacement gates.
A brief was provided reference this application, local resident has concerns as the current gates are fixed to their wall and permission has not been sought for the replacement gates to be mounted on their wall.

NTC resolved to request a pause in this application until the report from the conservation officers is reviewed.

Trees in a Conservation Area

- f) S.23/1991/TCA. Hollies Cottage, Hollies Hill, Nailsworth, Stroud. Application: Trees in a Conservation Area. Sycamore tree (T2) and Beech tree (T3) - Fell.

The matter of TCA applications was discussed and the lack of response from SDC. It was decided to raise the matter at the next SDC -NTC meeting.

No Comment

Previous Tracked Applications

- g) S.22/0876/FUL Location: Cheldon and The Meadows, Stroud Road, Nailsworth, Stroud.
Application Description: Demolition of bungalow and creation of 4no. serviced residences (Resubmission of S.20/1759/FUL - The Meadows) and the demolition of house and annexe & creation of 10no. residences. Application refused. NTC: Object This item was brought forward to earlier in the meeting for discussion in view of the public interest. Both the applicant and residents spoke about the application. After discussion on both sides, the council deliberated. Discussion covered the following points; Gateway location: The proposed development is on a key approach to the town and in conservation area. In this 'gateway' location, it will adversely affect people's perception of the town as people arrive, and damage the development of the town's visitor economy. Conservation Area and setting: While NTC have no objection in principle to development on the site of Cheldon and within the existing footprint of the bungalow, the council feel this proposal is overdevelopment which will cause harm to the character of the Dunkirk and Watledge Conservation Area and the setting of the Grade II* Listed building - an unusually high designation. NTC agree with Heritage England who are troubled by the scale and appearance of the proposal of the Cheldon site. NTC note that Heritage England have requested a design analysis of the site. The Town Council oppose development on the verdant green area adjacent to the bungalow. Ecological effects: NTC have concerns about the ecological effects on the adjacent important wildlife site, concerns about the development of a greenfield site and the effects during construction and afterwards of light and noise on wildlife. NTC have concerns about river management in this flood area. Use as holiday lets: NTC are further concerned about the use of the units as holiday lets and the attraction this will have – being adjacent to a popular wedding venue – to large groups, for example stag and hen parties. There is growing evidence of the adverse effects holiday lettings can have on areas. While the adjacent Egypt Mill 3. NTC 17-05-2022 hotel is controlled by licencing laws, there are no such controls on self-catering establishments. The temporary nature of holiday lettings bring concerns that noise, light and other nuisance from visitors will adversely affect both residents and wildlife. NTC add that if development is permitted, access roads and walkways be of adoptable standard, while recognising there is no obligation for the access ways themselves to be offered for adoption. If development is permitted a full landscaping plan should be submitted for approval before any work commences, and that it should be sufficient to maintain the verdant character of the area. The applicants emphasise that the proposed Cheldon development will be accessible and aimed at the over 55s, for rent; if permission is granted, that use should be secured by conditions. If permission is granted, that the CIL fund should be allocated to NTC to improve the approach to Nailsworth and the setting of the Conservation Area.
- h) S.23/0765/FUL Gigg Mill, Old Bristol Road, Nailsworth, Gloucestershire. Application: Full Erection of single storey ancillary building to provide toilet facilities. Application permitted. NTC: No observations.
- i) S.23/1809/TCA. Watledge Bank House, Watledge Bank, Nailsworth, Stroud. Application: Trees in a Conservation Area. (1) Holly - trim all over (2) 2 x Silver Birch - reduce by 1.0 - 2.0m (3),

- Conifers - trim the inside (4) Ash - fell (5) Hazel - coppice and clear the area. Application consent. NTC no observation.
- j) S.23/1724/FUL. Former Oldstone Restaurant, Old Market, Nailsworth, Stroud. Application: Full. Installation of a flue for a wood-burning pizza oven (retrospective). Resubmission of S.23/1108/FUL. Application permitted. NTC: support this application and assert that it is of benefit to the town, with the reopened restaurant having revitalised the area. NTC has concerns that some public comments may be spurious and that these should not influence the Planning Officer's decision.
- k) S.23/1990/TCA Grove Lodge, Watledge Road, Nailsworth, Stroud. Application: Trees in a Conservation Area. Description: T1 Ash tree - takedown in sections to just above ground level. Application approved. NTC: Noted.

2023/120

To confirm minutes of the Full Council meeting held on Tuesday 17th October 2023

All agreed

2023/121

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 deadline.*

To improve communications and knowledge sharing the monthly meeting should include reports from representatives, working parties, business meetings etc. Councillors attending these meetings should submit a report for the meeting to ensure the council remain up to date on all matters.

A councillor has had communications with 2 presidents reference Shortwood play area and replacement of the wooden bridge. Deputy clerk highlighted this matter was being dealt with by the office and that funding has been applied for (15%) to assist with the replacement.

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

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 Date