

WIRKSWORTH TOWN COUNCIL
Meeting of the Planning & Environmental Affairs Committee
held on 5 July 2010

PEA011/10 Present: Cllr S Maskrey (Chairman), Cllr F Bark, Cllr D Brown, Cllr A Pollock, Cllr M Ratcliffe, Cllr J Stockell. In attendance: Cllr K Frith, Cllr I Ratcliffe, 6 members of the public, Mrs J Walls (Town Clerk).

PEA012/10 Apologies for Absence: None.

PEA013/10 Members' Interests in Agenda Items:

The following interests were declared:

<i>Cllr</i>	<i>Item</i>	<i>Personal/ Prejudicial</i>	<i>Reason if any</i>
I Ratcliffe	8 Plans – 10/00372/FUL	Prejudicial	
K Frith	8 Plans – 10/00372/FUL	Personal	

PEA014/10 Open Forum:

The Chair welcomed the members of the public to the meeting, and invited them to address the Committee. Concerns were raised with regard to planning application 10/00372/FUL, including loss of public facility and public house, parking and road safety issues, overdevelopment of the area with unsuitable accommodation, and the welfare of future tenants. The members of the public were thanked for attending.

Cllr I Ratcliffe raised concerns relating to this planning application, in line with those expressed by the members of the public. Cllr I Ratcliffe then left the meeting.

PEA015/10 Minutes:

The minutes of the meeting of the Planning & Environmental Affairs Committee dated 7 June 2010 were confirmed as a correct record.

PEA016/10 Derbyshire Dales & High Peak Joint Core Strategy – Draft Plan Consultation 3 June – 15 July 2010:

The exhibition and public meeting had now been held, and the Town Council could now submit comments to DDDC if members wished. It had been agreed that the Planning & Environmental Affairs Committee would produce a suitable response to the consultation. Cllrs Brown and M Ratcliffe had produced a draft response and the Committee thanked them for their work in this connection, and suggested a few additions.

RECOMM: That the attached response be sent to DDDC.

PEA017/10 Request for Dog Waste Bins – Hannages Footpaths:

An email had been received from the Trustees of the Anthony Gell School Trustees asking the Town Council to provide 5 additional dog waste bins along the Hannages footpaths. There are currently 3 existing dog waste bins on these footpaths. Dog waste bins are paid for by the parish council, at a cost of £150 each, and then maintained by the District Council.

RECOMM: That due to budgetary constraints, the Town Council are not in a position to fund the provision of 5 additional dog waste bins, but that a further 2 be ordered and paid for by the Town Council.

PEA018/10 Response from DCC re Traffic Issues in Town:

A response had now been received from DCC regarding traffic issues relating to Wash Green and the town centre. DCC had expressed the view that the accident record in this location is good and is due to the parked vehicles keeping vehicular speed at an acceptable level. It was hoped to provide a footway on Water Lane, subject to funding, and the situation would continue to be monitored. With regard to the loading bay in town, DCC feel that this fulfils a valuable purpose, and if removed, would lead to increased traffic congestion.

RECOMM: That a copy of the response be sent to County Cllr G Purdy, expressing the Town Council's continued concern.

PEA019/10 Delegated Powers during Recess:

RECOMM: That members of the Council be advised when plans are received in the office, and the date for their return, and that interested Cllrs inspect the plans during the time period allowed, and leave their comments, which will be collated for submission to DDDC.

PEA020/10 Planning Applications received:

The views of District Councillors also serving as Town Councillors are based on the information before them at the time of this meeting and they reserve the right to change those views in the light of any further information becoming available.

		RESOLVED: That the following comments be submitted to DDDC:
10/00277/FUL	Formation of vehicular access and provision of car parking area at Breasley Pillows Ltd, Water Lane for Breasley Foam	No objection
10/00341/FUL	Two storey extension at The Stables, Wirksworth Hall for Mr & Mrs A Millward	No objection

10/00349/FUL	Erection of timber decking area and 1.1metre high timber fence (retrospective) at 27 Greenhill for Mr David Grattidge	No objection
10/00366/FUL	Single/two storey extensions and alterations at 41 Summer Lane for Mr P Spencer	Whilst the Town Council have no immediate objections, they are concerned at the apparent lack of information ie design statement and proposed / existing plans
10/00371/FUL	Erection of timber shed at 18 Little Bolehill for Mr Robert Scott	No objection
10/00372/FUL	Redevelopment of site to include demolition of public house and erection of 15 flats and 7 dwellinghouses and associated access and car parking at The Kingsfield, Derby Road, for Mr Chris Brown	See attached comments **
1/00374/LBALT	Alterations to listed building – repainting of shop front at 12 Market Place for Mr Ian Bell	No objection
10/00381/FUL	Demolition of single storey lean to extension and detached garage and erection of two storey extension at Quarry Cottage, 38 Gorsey bank for Mr & Mrs B Thompson	No objection
10/00406/FUL	Demolition of existing dwellinghouse and erection of replacement dwellinghouses at Norbreck Farm, West End for Mr & Mrs J D Oakley	No objection whilst acknowledging the prominence of the site in this area, and therefore sensitive to design considerations
10/00422/FUL	Single storey extension at 20 Yokecliffe Crescent for Mr Roy Stanton	No objection

PEA021/10 Planning Decisions:

10/00200/OUT	Erection of detached dwelling (outline) at 79 The Dale for Mrs Linda Hart	Granted with conditions
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10/00233/VCOND	Variation of Condition 9 of planning permission 08/00267/FUL to enable Units 4 and 5 to be used for uses in Use Class B8 (storage and distribution) at Water Lane for Mr Daryl Barnes	Granted with conditions
10/00224/FUL	Amendments to Units 4 and 5 to form single industrial unit (retrospective) at Water Lane for Mr Daryl Barnes	Granted with conditions
10/00264/FUL	Formation of pedestrian access including provision of steps and partial rebuilding of retaining wall at Overdale House, 13 Bowling Green Lane for Miss J Bunbury	Granted with conditions

PEA022/10 Appeals:

09/00791/FUL	Replacement porch and altered French window at 3 The Lanes Bolehill for Ms J Sherwood	Dismissed
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PEA023/10 Tree Pruning:

- 12. Pruning of Trees at Peakstones, The Lanes, Bolehill
- 13. Felling of a Flowering Cherry at 29 Spring Close

RECOMM: That the applications be noted.

The meeting closed at 8.15 pm

Chairman

Planning Application 10/00372/FUL : Redevelopment of site to include demolition of public house and erection of 15 flats and 7 dwellinghouses and associated access and car parking at The Kingsfield, Derby Road, for Mr Chris Brown:

**** Town Council comments:**

Whilst the Town Council appreciate the housing need in Wirksworth, and especially the need for social housing, it is felt that this provision must be qualitative, with investment into the site. The current application raises the following concerns:

- a) The loss of a community facility and public house;
- b) The lack of garden provision for some properties, which would improve the welfare of tenants;
- c) The lack of sufficient parking provision, and the resulting risk of increased on-road parking;
- d) Road safety issues in this location, particularly in view of the current development already taking place in this vicinity, increasing traffic volume;
- e) The impact on the streetscape at the entrance/exit to the town, in the form of 3-storey buildings;
- f) Overdevelopment of the site with the inclusion of 3-storey buildings;
- g) The lack of play area provision in this vicinity (the Kingsfield Playing Fields are privately owned; the only public area is the small Kingsfield Playground);
- h) The concerns raised in other planning refusals on this site;

The Town Council feel that this development should be approached with fairness and compromise, and that social housing should not override local concerns and make other issues subordinate.