

WIRKSWORTH TOWN COUNCIL

Meeting of the Environment & Town Committee held 7 September 2020

ET20/1 Present

Cllr A Jordan (Chairman), Cllr S Barker, Cllr M Casselden and Cllr J Stockell

In attendance:

2 members of the public and Paul Jennings (Town Clerk)

ET20/2 Election of Chair

RESOLVED that Cllr Jordan be appointed as Chair of the Environment and Town Committee.

ET20/3 Apologies for Absence:

Cllr A Pollock, Cllr G Gratton, Cllr E Mcdonagh and Cllr C Foster Phillips.

ET20/4 Variation in Order of Business:

To take item 10 and 11 relate to Star Disc and Stoney Wood immediately after open forum.

ET20/5 Members' Pecuniary Interests in Agenda Items:

None Declared

Open Forum opened 6:35pm

ET20/6 Open Forum:

Two residents from The Dale/Greenhill provided more background on the difficulties faced from ASB in the area, with a summary of actions taken. They provided an update on how the problem is now evolving, and with an increased incidence of activity (ASB) at Stoney Wood and the Star Disc installation.

Open Forum Closed 7:50pm

ET20/7 Star Disc

A number of residents have reported that motorcycles are parking on the installation (It is creating increased traffic movement, often early on a Sunday. The installation risks being damaged as it was not designed to bear the weight of vehicles)

RECOMM: That physical barriers be investigated, with the objective of discouraging this practice, whilst still allowing wheelchair/pushchair access and emergency vehicular access. That 'No motor vehicle access' signage be added and explanation of weight limit/design and the damage potentially caused to Star disc be explained to visitors.

ET20/8 Stoney Wood – Overnight Camping

There has been a few reports of overnight camping and associated litter and ASB in the past few months.

RECOMM: That in conjunction with the measure in ET20/7, signage to also reflect that there should be “no overnight camping and that the site is closed between 10pm and 8am (unless agreement has been given by WTC)”

ET20/9 Minutes:

The minutes of the meeting of the Environment & Town Committee dated 2 March 2020 were confirmed as a correct record.

ET20/10 Tiny Forest

To consider acquiring the land at the rear of Griggs Gardens from DDDC to plant a tiny forest (Proposal from Climate Change Group).

RECOMM: That matter be deferred until October to allow Cllr Pollock to speak on the matter

ET20/11 Severn Trent land at Wash Green

Severn Trent estates have approached Derbyshire Wildlife Trust regarding the management of woodland near to Wash Green.

RECOMM: That matter be deferred until October to allow Cllr Pollock to speak on the matter

ET20/12 Remembrance Services (Sunday and Wednesday)

To discuss what amendments/measures might be required to these events to mitigate the risks posed by Covid19 and ensure they proceed safely and consider a request received to meet with Royal British Legion W/w to discuss the matter.

RECOMM: that in the absence of any clear guidance from central RBL this year, a small socially distant wreath laying ‘service’ may occur at the Memorial in the centre of town. The Town Council will ask the public not to attend and to instead observe a personal remembrance at home.

That the local branch be advised that Councillors are not able to attend a meeting in a public house as this would be in contravention of current social distancing guidelines.

ET20/13 Powder Store – Close to Stoney Wood Entrance

The bars installed to prevent access and discourage ASB have been damaged, these have been temporarily fixed.

RECOMM: That more durable measure be implemented and that the entrance be closed with mortared blockwork.

ET20/14 Weed Spraying – DDDC Consultation

DDDC sprays weeds approximately three times a year in April, July and October. Following increasing complaints/ requests from residents to stop spraying the weeds, either for the benefit for wildlife or against the use of glyphosate, they are consulting with parishes to determine if local (parish/town) councils wish to make any alterations to these specifications e.g. such as the number times the weeds are treated or if there are particular locations which should not be treated

RECOMM: That the Town Council requests that no change be made to the current maintenance schedule, but that a request be made to investigate the introduction and use of more environmentally friendly alternatives to glyphosate.

ET20/15 Derbyshire Dales Ramblers (previously circulated)

The local representative has prepared two reports and recommendations for improvements to PRow network surrounding Wirksworth.

RECOMM: That as the Town Council doesn't have resources to progress at this time, the matter be given consideration for inclusion in future years. In the meantime, it is suggested that either NOW or Wirksworth Heritage Centre might wish to include this within their promotion activities.

ET20/16 Christmas lights Scheme 2020

To review the existing arrangements, in light of Covid19 and determine whether the Town Council supplies lights for use during the Christmas period to high street businesses for self erection.

RECOMM: That the scheme continue in 2020, with changes made to current procedures to mitigate the risks posed by C19 within the staff resources available.

ET20/17 Ministry of Housing, Communities and Local Government has issued three consultations on reform of the planning system:

- a. **Changes to the current planning system**
- b. **Planning for the future - the planning white paper**
- c. **Transparency and competition: a call for evidence on data on land control**

RECOMM: That no response be made on consultation a and c, that councillors Barker, Casselden, Jordan and Stockell be delegated to prepare a response to item b Planning White Paper for agreement at the next committee meeting on 7th October.

ET20/18 Planning Application Received:

RESOLVED to receive the recent delegated planning decisions of this Council.

Delegated Planning - Prior to (postponed) meeting 06/04/2020

1	20/00119/PDE	Application for a Larger Home Extension - Proposed single storey extension projecting 3.6m from rear wall, with a maximum height of 3.6m and eaves height of 2.6m 10 The Hawthorns Wirksworth Derbyshire DE4 4AL
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
2	19/01428/LBALT	Internal alterations to ground and first floor 23A Market Place Wirksworth Derbyshire DE4 4ET
WTC - No comment		

Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
3	19/01424/FUL	Two storey garden building with flue to provide music room and study/home office at 24 Water Lane Wirksworth Derbyshire DE4 4DZ
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
4	T/20/00036/TCA	Fell 1no. Silver Birch tree (956) to ground level The Meadows Yokecliffe Crescent Wirksworth Derbyshire DE4 4ER
WTC – Unable to comment, application by Wirksworth Town Council		
5	T/20/00037/TCA	Prune back branches from 1no. Birch tree (T1) to give 2m clearance from building, Remove all shrubs and small trees from group (T2) with the exception of 1no. Rowan tree (best specimen), Remove deadwood from 1no. Rowan tree (T10), Crown Lift 2no. Sycamore trees by up to 5m (T12 and T13) and Remove 1no. Apple tree (T11) and 1no. Silver Birch tree (T15) Wirksworth Church Of England (Controlled) Infant School North End Wirksworth Derbyshire DE4 4FG
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
6	T/20/00035/TCA	Fell 1no. Ash tree (T1) and 1no. Hawthorn tree (T2) Somercote 6 Stoney Hill Bolehill Derbyshire DE4 4GH
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
7	20/00202/FUL	Change of use of part of ground floor from retail A1 to residential C3 55 St John Street Wirksworth Derbyshire DE4 4DS
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
8	T/20/00032/TCA	Fell 2 no. thuja trees (T1 and T2) and top 2 no. groups of thuja trees (G1 and G2) by 50% (approx. 7-9m), Manor House Coldwell Street DE4 4FB
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
9	T/20/00042/TCA	Crown Reduce 1no. Holly tree (T1) by 40% and Fell 1no. Holly tree (T2) Charnwood Cromford Road Wirksworth Derbyshire DE4 4FH
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
10	20/00193/FUL	Amendment to double garage, resubmission of 17/00825/FUL, Maylyn Derby Road DE4 4AR
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
11	T/20/00045/TCA	Fell 1no. Cedar tree, Bolehill House 8 New Road Bolehill Derbyshire DE4 4GL
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

12	T/20/00044/TPO	Works to Ash tree (T1) subject to Tree Preservation Order 009 - Reduce Crown of tree by approx. 2m and remove deadwood throughout canopy >25mm, 4 Swaines Meadow Wirksworth Derbyshire DE4 4EW
<p>WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		

Delegated Planning - Prior to (postponed) meeting 04/05/2020

1	20/00135/FUL	Enlargement of existing rear extension, addition of 2no windows to rear, alterations to chimney, painting of render, installation of carriage lights and new door, 18 Wash Green Wirksworth Derbyshire DE4 4FD
<p>WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		
2	20/00236/FUL	Single storey front extension, 15 Beech Court, Wirksworth Derbyshire DE4 4FX
<p>WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		
3	20/00256/FUL	Change of use and conversion of agricultural building to dwelling with associated dependent relative's unit (revision to approved scheme 18/01214/FUL) (resubmission) Monteray Godfrey Hole Hopton Lane Wirksworth Derbyshire
<p>WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		
4	20/00269/LBALT	Internal and external alterations including new rear extension and partial demolition at 4 St John Street Wirksworth Derbyshire DE4 4DR
<p>No Objection The council notes that there appears to be no reference to the Neighbourhood Plan within the application. There are serious concerns that 2 parking spaces is insufficient given the proposed number of dwellings. The proposal will increase the demand for parking within the town centre, further exacerbating an issue which the town council and community groups continue to see as a significant inhibitor to the ongoing prosperity of the town. We would therefore ask that the developer be asked to review the proposal and take measures to mitigate this issue. The Town Council would wish to see the commercial space remain part of the high street offering and would welcome any suitable application that supports this. Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		
5	20/00255/FUL	Change of use and conversion from former bank (Use Class A2) to 8 no. apartments with a new rear extension 4 St John Street Wirksworth Derbyshire DE4 4DR
<p>No Objection The council notes that there appears to be no reference to the Neighbourhood Plan within the application. There are serious concerns that 2 parking spaces is insufficient given the proposed number of dwellings. The proposal will increase the demand for parking within the town centre, further exacerbating an issue which the town council and community groups continue to see as a significant inhibitor to the ongoing prosperity of the town. We would therefore ask that the developer be asked to review the proposal and take measures to mitigate this issue. The Town Council would wish to see the commercial space remain part of the high street offering and would welcome any suitable application that supports this.</p>		

Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
6	20/00260/FUL	Proposed replacement building to store agricultural/forestry implements and logs at Hardhurst Farm Hey Lane Wirksworth Derbyshire DE4 4AF
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
7	20/00263/FUL	Increase height of existing fence around multi-use games area Anthony Gell School Wood Street Wirksworth Derbyshire DE4 4DX
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

Delegated Planning - Prior to (postponed) meeting June 2020

1	20/00295/FUL	Proposed co-housing development comprised of 2no. semi-detached dwellings and associated garden courtyard Land North Of Crown Yard Wirksworth Derbyshire
<p>OBJECTION</p> <p>This application places further pressure on the already limited parking within the centre of the Town and if granted would reduce the parking resources (amenity) available to existing residents.</p> <p>We would wish to make the following additional comments in relation to the application and the Neighbourhood Plan:</p> <p>NP1 (B) i. & ii: As stated in the applicants' Design and Access Statement (DAS), the development should respect the local character of this particular area. The DAS explains how the design accords with that requirement. The site is in the conservation area but the neighbourhood plan does not have conservation area policies; those are in the District Council's local plan and other relevant documents.</p> <p>However NP1 (B) iii adds that the development "should take every opportunity to achieve ecological sustainability and a carbon neutral development, including the use of energy efficiency measures and low-carbon energy generation." The DAS mentions these requirements and says, "buildings should be designed with an external fabric of highly insulated thermal elements with integration of alternative renewable sources of heat and power to create low-energy and sustainable dwelling houses that respond pro-actively to the challenges of climate change." To accord with the NP policy, the town council would ask that district council ensure that the design actually fulfills what 'should be designed'. See also Policy NP7 (below).</p> <p>NP5: "planning permission for new dwellings will be subject to a restriction to ensure their occupation only as principal residence homes." The Town Council request that the District Council impose a condition on the planning permission ensuring that the dwellings will not be occupied as second homes, holiday lets or any other form of "intermittently occupied" dwelling.</p> <p>NP7 sets energy-saving standards. It requires the dwellings to reach Code for Sustainable Homes (CSH) level 6 from July 2020 onwards. The design and access statement says they will aim to reach level 5 or 6. Level 5 is a lower standard than level 6 albeit we understand that other subsequent policies may take precedence.</p>		
2	20/00337/VCOND	Removal of Condition 13 (Occupancy Restriction) of Planning Permission 19/00656/FUL at Former Miner's Building Land Ajaent To 14 Bolehill Road Bolehill Derbyshire DE4 4GQ
<p>Objection</p> <p>Neighbourhood Plan Pol NP5 states: 'Planning permission for new dwellings will be subject to a restriction to ensure their occupation only as principal residence homes.' The applicant puts forward arguments as to why it should not have applied to this case and points out that the district council has</p>		

been inconsistent in its treatment of applications for conversions to dwellings. However, the proposal is contrary to the policy and the Town Council would wish to maintain the restriction. If the restriction is removed the Town Council would ask that condition be placed upon the applicant that require the provision of additional dedicated parking to mitigate any further increase in vehicles that would exacerbate the limited parking within Bolehill.

3	DC/1045/Q96YP5F U03A00 20/00327/AGR	Erection of fodder and hay store at Arm Lees Farm Ryder Point Road Wirksworth Derbyshire DE4 4HE
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

4	20/00366/FUL	Proposed alterations to fenestration and roof, removal of external steps, demolition of outshut extension, erection of a replacement extension and a garden office The Old Coach House Gatehouse Drive Wirksworth Derbyshire DE4 4DL
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

5	20/00367/LBALT	Internal and External Alterations The Old Coach House Gatehouse Drive Wirksworth Derbyshire DE4 4DL
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

6	T/20/00058/TCA	Dismantle 1no. Ash tree (T1) to approx. 4ft from ground level and treat stump and dismantle 2no. Ash trees (T2 and T3) to as to near to ground level as practicable and treat stumps 38 West End Wirksworth Derbyshire DE4 4EG
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

Delegated Planning - Prior to (postponed) meeting July 2020

1	T/20/00063/TCA	Dismantle 1no. Ash tree (T1) and 1no. Leylandii Cypress (T2) to as near as to ground level as practicable The Engine House Spring Close Wirksworth Derbyshire DE4 4JA
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

2	T/20/00068/TCA	Reduce 1no. Apple tree by 30% and reshape Agricola House 4 Church Street Wirksworth Derbyshire DE4 4EY
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

3	20/00472/FUL	Retention of and alteration to garden building with flue to provide music room and study/home office 24 Water Lane Wirksworth Derbyshire DE4 4DZ
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WTC - No comment
Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.

4	19/00712/FUL	Erection of 5no. industrial and commercial buildings with associated new access and landscaping and Land West of Blackrocks Business Park Porter Lane Wirksworth Derbyshire
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WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
5	20/00295/FUL	Proposed co-housing development comprised of 2no. semi-detached dwellings and associated garden courtyard Land North Of Crown Yard Wirksworth Derbyshire
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
6	20/00497/FUL	Proposed kitchen extension with deck above and erection of replacement porch at 5 Little Bolehill Bolehill Derbyshire DE4 4GR
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
7	20/00471/FUL	Proposed extension at The National Stone Centre Porter Lane Middleton By Wirksworth Derbyshire DE4 4LS
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
9	T/20/00071/TPO	Works to trees subject to Tree Preservation Order 023 - Fell 2no. Ash trees affected by Ash dieback and proposed replace with 1no. Quercus robur (Oak) and 1no. Fagus sylvatica (Beech) 19 Oakerthorpe Road Bolehill Derbyshire DE4 4GP
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

Delegated Planning - August 2020

1	20/00523/ADV	New signage scheme Wardmans (Matlock) Limited Haarlem Mill Derby Road Wirksworth Derbyshire DE4 4BG
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
2	20/00561/VCOND	Variation of Condition 13 (occupancy restriction) of planning permission 19/00656/FUL to allow for the flexible residential use as a primary residence and a holiday let Former Miner's Building Land Adjacent To 14 Bolehill Road Bolehill Derbyshire DE4 4GQ
<p>Comment Date: Tue 05 May 2020</p> <p>Neighbourhood Plan Pol NP5 states: 'Planning permission for new dwellings will be subject to a restriction to ensure their occupation only as principal residence homes.' The applicant puts forward arguments as to why it should not have applied to this case and points out that the District Council has been inconsistent in its treatment of applications for conversions to dwellings. However, the proposal is contrary to the policy and the Town Council would wish to maintain the restriction. If the restriction is removed the Town Council would ask that condition be placed upon the applicant that require the provision of additional dedicated parking to mitigate any further increase in vehicles that would exacerbate the limited parking within Bolehill</p>		

Delegated Planning - Prior to meeting September 2020

1	20/00624/FUL	Erection of side porch and wet room and rear conservatory 36 The Dale Wirksworth Derbyshire DE4 4EJ
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WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
2	20/00633/FUL	Single storey rear extension, replacement windows throughout and external wall insulation 30 The Dale Wirksworth Derbyshire DE4 4EJ
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
3	20/00639/FUL	Two storey side extension 24 Slater Crescent Wirksworth Derbyshire DE4 4BD
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
4	T/20/00093/TCA	Fell 1no. Leylandii tree (T1) Hawthorn House 3 Cromford Road Wirksworth Derbyshire DE4 4FH
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
5	20/00616/AGR	Forestry Development Prior Notification - Erection of site office and welfare building Longway Bank Wood Longway Bank Whatsandwell DE4 5HS
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
6	20/00634/FUL	Change of use of ancillary leisure accommodation to 1no. dwellinghouse Pond Barn Moor Cottage Farm Wirksworth Moor Bolehill Derbyshire DE4 4GW
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
7	T/20/00108/TPO	Works to tree subject to Tree Preservation Order 023 - Dismantle 1no. Ash tree to half its existing height 1 Brickfields Close Bolehill Derbyshire DE4 4GT
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
8	20/00632/FUL	Erection of 8no. glamping pods with associated facilities, access track and landscaping, Land Off Millers Green Wirksworth Derbyshire
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
9	20/00704/FUL	Erection of two storey side extension The Russets Millers Green Wirksworth Derbyshire DE4 4BL
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
10	20/00695/CLPUD	Certificate of Proposed Lawful Development - Erection of side extension The Russets Millers Green Wirksworth Derbyshire DE4 4BL
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

11	T/20/00115/TCA	Dismantle and Fell 1no. Laburnum tree (T1) to as near ground level as possible Green Gates Coldwell Street Wirksworth Derbyshire DE4 4FB
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
12	20/00255/FUL	Change of use and conversion from former bank (Use Class A2) to 8 no. apartments with a new rear extension 4 St John Street Wirksworth Derbyshire DE4 4DR
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
13	20/00724/S106M	Modification of Section 106 Agreement dated 10th January 2020 to amend the wording of the affordable housing provision definition at Land Off Millers Green Wirksworth Derbyshire
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

ET20/19 Planning Decisions and Appeals:

RESOLVED to receive the recent planning decisions and appeals.
(decisions are only to be reported where the Town Council have objected to application.)
None to note

The meeting closed at 7.40pm

Chairman