

WIRKSWORTH TOWN COUNCIL

Minutes of a Meeting of the Environment & Town Committee held 4 September 2023

ET23/38 Present
Cllr S Maskrey (Chairman), Cllr A Pollock, Cllr F Rostron and Cllr P Taylor
In attendance: Paul Jennings (Town Clerk)

ET23/39 Apologies for Absence: Cllr S Barker, Cllr K Player

ET23/40 Variation in Order of Business: To take item 18 – Planning Application Referred 23/00833/FUL prior to Cllr Pollock leaving meeting.

ET23/41 Members' Pecuniary Interests in Agenda Items:

Cllr Rostron – Item 18 Planning Application 23/00833/FUL
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ET23/42 Open Forum

Cllr Rostron welcomed the recent application (23/008333/Ful) which represents positive action on the site of the Toll House. In a personal capacity, Cllr Rostron has written to the Planning Authority, and within open forum flagged the two concerns regarding the application to the Town Council Planning committee. The issues are concerns over access and egress to the site given the limited sight lines and potential impact of construction works to the roots of the mature Elm tree located in Fannyshaw Play Area which is adjacent to the site.

ET23/43 Minutes: the Minutes of the Meeting of the Environment and Town Committee held on 4 July 2023 were confirmed as a correct record.

ET23/44 Planning Responses

A reminder for councillors regarding material and non-material matters in regard to planning applications. Prior to the meeting the clerk had circulated the DDDC Planning Department guidance.

REC that the matter be noted.

ET23/45 Planning Application Default Response

To consider a revision to the existing delegated planning policy – at present a standard text is used in response to all applications where no comment is made.

“No comment

Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.”

REC that a revised text be adopted as follows:

“WTC - No comment, however Wirksworth Town Council requests that any development or change seeks to reduce the carbon

footprint” and that the Planning Procedure be amended accordingly.

The Town Council position will be that a building’s impact on the environment should be of greater importance than the impact on the streetscape.

ET23/46 Gorsey Bank Noticeboard

This noticeboard located at Gorsey Bank is in a dilapidated state and requires refurbishment.

REC that the Clerk arrange for the Noticeboard be refurbished with a new backboard. At the same time, the Noticeboard adjacent to Kingsfield Recreation Ground (off Stafford Crescent) be investigated and if possible refurbished in the same manner. That the Town Council add these noticeboards to the asset register.

ET23/47 Request for additional seating at Steeple Grange Bus stop

A request from (D Cllr Peacock) on behalf of Middleton residents to improve seating at bus stop at Steeple Grange.

REC as any change to the standard seating within the bus shelter, might establish a precedent impacting all the bus shelters within Wirksworth than no change be made at this time. That the Clerk undertake an audit of all the Bus Shelters maintained/owned by the Town Council.

ET23/48 Reduction in Trent Barton Bus Services

A response has been received from the bus company to the Town Council regarding the removal of the stop at Hannage Brook from services.

REC the withdrawal of this service will impact the elderly and infirm making it more difficult to access the health centre. Trent Barton cite that one reason for the change in service is that the parking near the Medical Centre has resulted in access issues for the bus resulting in delays. The Council to therefore seek assurance from Trent Barton that should these parking issues be addressed that this critical service will be reinstated. That the matter be raised with C Cllr Murphy to prioritise the review of parking restrictions scheduled for this area (to tackle the parking issues). That WCRG be contacted to see if this is a matter which they might assist with. Hannage Brook PPG be advised of the Town Council concerns and actions in this matter.

ET23/49 Memorial Bench Requests

Two requests have been received for memorial plaques on the benches in the space adjacent to the Memorial Hall. At present the benches are near to end of serviceability and if replaced would be available for rededication.

REC that both benches be replaced making them available for rededication. That the two applications for memorial benches now be progressed.

ET23/50 Plane Tree adjacent to Memorial Hall

To consider possible alternatives to the current surface treatment under the tree.

Referred from June meeting – ET23/17 - that the matter be reviewed in September (at the end of the growing season).

REC that the matter be raised (by Cllr Barker) with Wirksworth Rewilding who have planted up the area to determine if there is any way that the planting could be amended to ensure year-round green (wild/grass - is there any support that the Town Council could provide to improve what is a focal point within the town).

ET23/51 Church Walk

Concerns have been raised regarding the maintenance of Church Walk and the cemetery which may be contributing to issues with vermin.

REC that concerns be raised with the District and County Councillors regarding the lack of maintenance of the fabric of the Town – primarily the significant number of weeds on the highway/footpaths.

- This issue demonstrates the difficulties of balancing rewilding against the appearance of neglect.
- The neglect is resulting in the town looking shabby and unkept impacting the visual amenity noted by both residents and the visitor economy.
- The Town Council also wish to flag up that this neglect will result in increased future remedial maintenance costs.

That the Town Council should take steps to remove weeds on WTC owned areas where it might contribute to the image of neglect.

Cllr Rostron did not take part in the following agenda item.

ET23/52 Planning Applications referred

23/00833/FUL	Erection of Dwelling House at 2 Cromford Rd, Wirksworth
<p>No objection, The Town Council would however raise the following concerns:</p> <ul style="list-style-type: none"> - access and egress to the site. - there is a mature Elm in the adjacent Fannyshaw Recreation Ground and steps should be taken to mitigate any potential damage to it roots system from the proposed works. - The Toll House is in state of disrepair, is it possible to tie it refurbishment to the works associated with the new build. 	

Cllr Pollock dep 8:10pm

ET23/53 Kingsfield Play Area

A resident has contacted the council to raise their concerns over the maintenance regime on this site. DDDC has previously been maintaining the site on behalf of the Town Council and has now given notice that it will not continue to undertake this service beyond 2023.

REC that it be noted that responsibility for ongoing maintenance and inspection will return to the Town Council effective Q4 2023 and that the matter be referred to FB&P committee to determine future maintenance and inspection arrangements.

ET23/54 Raised Iron Works

A member of public has raised concerns about the risks posed by raised iron works on the highways/footpaths around Wirksworth.

REC that the matter be noted.

ET23/55 Meeting with Severn Trent

A proposal to arrange a meeting with representatives of Severn Trent to discuss the following issues:
 Understanding of the Reservoir Project to ensure support of the town
 Discuss current sewage and drainage issues and understand plans/responsibilities
 Discuss impact of future development plans – aka Stone Centre, Old Lane and other places.

REC that the Town Clerk contact Severn Trent requesting a meeting to discuss matters related to the Town (using the contact at ST as proposed by Cllr Player).

ET23/56 Grit Bin Policy

To review proposed draft policy (areas for agreement in red text)

REC that policy be redrafted to replicate the stance taken by Ripley Town Council that no further Grit Bins are to be provided by Town Council and that future requests be referred to DCC Highways.

ET23/57 Planning Application referred

23/00592/FUL	Change of use of land and installation of a new distribution service reservoir (covered), associated infrastructure and landscaping at Land South East Of Breamfield Lane Wirksworth Derbyshire
No Objection, The Town Council would request that steps be taken to mitigate the impact of construction traffic on the already restricted and tight roads in the area surrounding the development including Breamfield and Wash Green.	

ET23/58 Planning Applications received

Prior to September meeting

1	23/00629/CLPUD	Certificate of Proposed Lawful Development- Proposed demolition of conservatory and replacement with single storey rear extension 30 King Edward Street Wirksworth Derbyshire DE4 4FE
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	23/00617/FUL	Replace and raise decking and replace fence at 75 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	23/00630/FUL	Change of use of land to 8 no. pitch traveller site with associated new access (Resubmission) at The Woodyard Derby Road Homesford
No Comment – we would ask if the planning officers have established if Travelers Liaison support this site		
4	23/00671/FUL	Proposed single storey porch, conversion of loft with dormers, new roof windows to front elevation, photovoltaic panels, new chimney and associated alterations and landscaping at Highfields 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.		
5	23/00617/FUL	Replace and raise decking and replace fence at 75 The Dale Wirksworth
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	23/00592/FUL	Change of use of land and installation of a new distribution service reservoir (covered), associated infrastructure and landscaping Land South East Of Breamfield Lane Wirksworth Derbyshire
Requested extension		
7	23/00708/FUL	Installation of window to west elevation at 1 Gilkin Cottages Wash Green Wirksworth Derbyshire DE4 4FD
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	23/00722/FUL	Installation of 12no. roof-mounted solar photovoltaic panels The Old Blacksmiths Shop Dale End 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.		
9	23/00754/FUL	Installation of solar photovoltaic panels and rooflight 24 West End Wirksworth Derbyshire DE4 4EG
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	T/23/00108/TCA	Removal of 1 ash tree (T2) and 1 conifer tree (T1) in back of garden as they have overgrown the location. At 23 Oakerthorpe Road Bolehill
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/23/00113/TCA	Holm Oak - T1 - Crown reduce main limb over wall by 4 metres Leylandii - T2 - Fell Sycamore - T3, 4 - Fell Yew - T5, 6, 7 - Crown lift to height of 4 metres at 3 Gate House Gatehouse Drive Wirksworth DE4 4DL
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	23/00758/FUL	Remove existing render from the front of the building and repoint. Replace current UPVC windows with wooden. Replace old front door with Solid Wooden door replace old broken porch with new 58 Greenhill Wirksworth Derbyshire DE4 4EN
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	T/23/00112/TCA	Crown lift to height to give 1 metre clearance of carport roof 2 Gate House Gatehouse Drive Wirksworth Derbyshire DE4 4DL
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
14	23/00774/FUL	Erection of single storey front extensions 16 Yokecliffe Crescent Wirksworth Derbyshire DE4 4ER
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
15	23/00117/TCA	T1 Beech - Prune to clear roofs of adjacent buildings by 1m and telecoms line by 500mm T2 Beech - Prune epicormic growth to clear roof of adjacent building by 1m T12 Beech - Install non-invasive braces (8T ?cobra?) between three codominant stems at two thirds height between unions and top of the crown. Reduce primary branches with included bark by up to 2m T14 Beech - Caused collapse of adjacent retaining wall. Fell to as near ground level as possible Oaker House 41 The Lanes Bolehill Derbyshire DE4 4GJ
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
16	23/00765/FUL	Rebuilding and extension of outbuilding at 18 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.		
17	23/00825/FUL	Two storey side and front extensions and alterations Steeple House 1 Steeple Grange Wirksworth Derbyshire DE4 4FS
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
18	23/00178/FUL	Demolition of dwellinghouse and erection of 5no. dwellinghouses with associated access and parking The Gables 14 Bolehill Road Bolehill Matlock Derbyshire DE4 4GQ
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		
19	23/00825/FUL	Two storey side and front extensions and alterations Steeple House 1 Steeple Grange Wirksworth Derbyshire DE4 4FS
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

20	23/00840/FUL	Installation of replacement windows 6 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.		
21	23/00833/FUL	Erection of dwellinghouse 2 Cromford Road Wirksworth Derbyshire DE4 4FH
Referred to E&T 4/9/23		
22	23/00857/LBALT	Installation of electricity supply and electric meter to first floor flat at Flat Above 8 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.		
23	23/00855/FUL	Erection of single storey extension to rear and side at 14 Derby Road Wirksworth Derbyshire DE4 4A
WTC - No comment Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.		

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

ET23/59 Planning Decisions & Appeals

(decisions are only to be reported where the Town Council have objected to application.)

None to report

REC that the matter be noted.

The meeting closed at 8.35pm

Chairman