

## WIRKSWORTH TOWN COUNCIL

### Minutes of a Meeting of the Environment & Town Committee held 2 September 2024

**ET24/33 Present**  
Cllr S Maskrey (Chairman), Cllr S Barker, Cllr F Rostron, Cllr P Taylor and Cllr S Thompson

**In attendance:**  
1 resident and Paul Jennings (Town Clerk)

**ET24/34 Apologies for Absence: Cllr A Pollock**

**ET24/35 Variation in Order of Business: None**

**ET24/36 Members' Pecuniary Interests in Agenda Items:**

|               |
|---------------|
| None declared |
|---------------|

**ET24/37 Minutes: the Minutes of the Meeting of the Environment and Town Committee held on 1 July 2024 were confirmed as a correct record.**

**ET24/38 Meadows Trees**

ET24/12 to establish the right of access on to The Meadows from current property owner prior to undertaking works to boundary wall.

**REC that the owner be requested to prove (legally) they have the right to access The Meadows. To avoid any future uncertainty this access should be established legally e.g. via an Easement or similar instrument. The property owner will bear all costs associated with establishing the right of access. The works to reinstate the wall (at the Town Council's expense) will proceed once the issue of right of access has been resolved.**

**ET24/39 Bolehill War Memorial**

Listed Building Consent has been sought for the repair from DDDC Planning/Conservation, and Architect has obtained an initial quote for the essential works of £35-40k (+vat) from a specialist in Concrete restoration.

**REC that the it be noted that officers are seeking grant funding for the works and seeking guidance from War Memorial Trust and similar organisations.**

**ET24/40 Car Park Consultation**

DDDC have launched a consultation for the Car Park Review .

**REC that the Town Council comment thanking the District for undertaking the survey. Wirksworth would draw attention to differences between many on the more tourist centric towns and villages with car parking provision and it own position where many of the car parks are provided for use by residents and we**

would wish to see these protected – even if it is deemed necessary to do this via a resident parking permit scheme (free to residents). We would encourage the District Council to engage with the County Council to create more structured provision of on-road parking (similar to that used on Starkhomes Rd, Matlock) in places such as Steeple Grange. Parking and traffic management are a significant issue in Wirksworth, imposition of charging in free car parks (as well as increases in charges) exacerbates the pressure on the limited parking opportunities within the town, this displacement exacerbates traffic issues e.g. Middleton Rd.

#### **ET24/41 Traveller Sites**

Derbyshire Dales District Council is currently undertaking a consultation on the proposed use of six sites as temporary sites for the Gypsy and Traveller community. The DDDC owned land adjacent to the entrance to Stoney Wood has been identified as a potential site for consideration.

<https://www.derbyshiredales.gov.uk/your-council/have-your-say/consultations/traveller-sites-consultation-2024>

**REC that the Town Council stance on the suitability of the site adjacent to Stoney Wood remains the same.**

**The site adjacent to the entry to Stoney Wood, is seen as an extension of the woodland owned by the Town Council which provides important community green space.**

**The area (owned by the District Council) has remained unused since 2020 and the biodiversity on the site would be impacted by its use as a traveller site (Biodiversity Net Gain).**

**It is our understanding that the geography of the space is not felt to be safe (from comments in previous DDDC reports), alongside obvious traffic concerns around access and egress to and from the site.**

**At present, there are no utilities on site and in our experience the land often has flowing surface water during wet weather.**

**Finally, should the site be used the Town Council seeks assurances that we will not be adversely affected by this decision.**

**In practical terms this includes:**

- **Remediation of any impact on the Town Council estate, which occurs during the duration of the site use as a temporary travellers site.**
- **DDDC to remove any other travellers both on the site and/or on WTC property**
- **DDDC to assist the Town Council to take measures to protect its estate from unauthorised use**
- **The remediation and assistance to be provided in a timely manner**

**(This means for example, clearance of debris or repair of damage when it occurs and not simply when the site is vacated)**

**The wider issue of the public consultation and any participation by the Town Council should be referred to full council on 16/9/24.**

#### **ET24/42 House To House and Street Collections 2024**

DDDC have launched a consultation and review of the policy (undertaken every 3 years).

**REC that the matter be noted**

**ET24/43 Refuse Collection at Gorse Bank**

Residents have complained about issues with refuse collections at Gorse Bank.

**REC that the matter be noted awaiting further updates from Cllr Pollock.**

**ET24/44 Weed Spraying**

The second treatment of footpaths and weed killer is due

**REC that in response to the District Council request to identify areas that require attention “that the Town Council would request that the District Council address the issue of weed treatment/removal across Wirksworth and its environs.”**

**ET24/45 Memorial Plaque Request**

A request has been received to allow the reinstallation of a plaque to the tree at the rear of Memorial Hall (within the enclosed Garden)

**REC that the space behind the Memorial Hall has changed over the course of the last 29 years and is no longer open to the public. The Town Council has adopted a memorial bench policy to provide people with the ability to have memorials for their loved ones (details of the scheme to be provided to the applicant).**

**ET24/46 Derbyshire Wildlife Trust and the Derwent Living Forest**

DWT are creating a network of landowners, community groups and councils to share information with about the project and future opportunities including training, funding information.

**REC that the information be shared with Wilder Wirksworth and that the matter be noted.**

**ET24/47 Neighbourhood Planning**

Funding is available from Locality to assist with the preparation of local NP's. There are 3 types of modification which can be made when a Neighbourhood Plan is already in place (Minor – non material, Material Modification which does not change nature of plan and Material Modifications which do change nature of plan)

**REC that following the recent election, central government is proposing a review of planning regulations as well as a significant increase in the number of new dwellings required from each planning authority. It is anticipated that the DDDC Local Plan will now require further revision to accommodate the increased housing allocation, and alongside the central governments stated intention to review planning regulation there is a degree of**

**uncertainty regarding impact on the Neighbourhood plan. It is proposed that no change is made to the Wirksworth Neighbourhood Plan until the position become clearer, with the Town Council's position to be reviewed again in 3 months.**

### **ET24/48 Planning Applications received**

|   |                           |  |
|---|---------------------------|--|
| 1   | 24/00499/FUL              | Replacement Windows and Doors<br>61 Greenhill Wirksworth Derbyshire DE4 4EN  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 2   | 24/00451/FUL              | Replacement door and first floor windows<br>43 St John Street Wirksworth Derbyshire DE4 4DS  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 3   | 24/00459/FUL              | Replacement of existing roof with Firestone rubber flat roof.<br>Albert House 15 North End Wirksworth Derbyshire   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 4   | T/24/00118/TCA            | Fell 1no. ash tree<br>Land South East Of Meerbrook Drive Wirksworth Derbyshire   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 5   | T/24/00119/TPO            | Fell 1 sycamore<br>30 Yokecliffe Avenue Wirksworth Derbyshire DE4 4DJ  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 6   | 24/00468/FUL              | Replacement of existing garage<br>Charnwood 21 Cromford Road Wirksworth Derbyshire DE4 4FH   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 7   | DC/1045/SF7XYEF<br>U06503 | Alterations in association with change of use from school to dwellinghouse<br>Wirksworth Infant School Harrison Drive Wirksworth Derbyshire DE4 4GZ                |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                           |  |
| 8   | 24/00523/FUL              | Change of use from self-storage facility to car showroom and associated extensions at Unit 4 Water Lane Industrial Estate Water Lane Wirksworth Derbyshire DE4 4AA |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.  |                           |  |

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| The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.   |                         |   |
| 9   | T/24/00129/TCA          | Fell 1 Ash Tree<br>Ebenezer Cottage 11A The Lanes Bolehill Derbyshire DE4 4GJ   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |
| 10  | T/24/00125/TCA          | Reduction of the conifer hedge<br>The Old Manor House Coldwell Street Wirksworth Derbyshire DE4 4FB   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |
| 11  | T/24/00132/TCA          | T19 Ash - Dismantle close to ground level<br>The Meadows Summer Lane Wirksworth Derbyshire  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |
| 12  | 24/00608/FUL            | Erection of a detached dwelling<br>2 Cromford Road Wirksworth Derbyshire DE4 4FH  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |
| 13  | 24/00613/VCOND          | Wardmans (Matlock) Limited Haarlem Mill Derby Road Wirksworth<br>Derbyshire DE4 4BG   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |
| 14  | <del>24/00523/FUL</del> | <del>Change of use from self storage facility to car showroom and associated extensions at Units 1 To 5 Water Lane Industrial Estate Water Lane Wirksworth Derbyshire DE4 4AA</del> |
| <del>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br/>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.</del> |                         |   |
| 15  | 24/00624/CLEUD          | Certificate of Lawful Existing Use - Use of land as a building and engineering contractors plant yard<br>Manor Lodge Little Bolehill Bolehill Derbyshire                            |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |
| 16  | 24/00644/FUL            | Replacement of existing roof and installation of roof windows to the rear<br>7 North End Wirksworth Derbyshire DE4 4FG  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape.             |                         |   |

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| 17  | 24/00654/REM   | Reserved matters consent for the erection of 1no. dwellinghouse with approval being sought for appearance, landscaping, layout and scale (Outline Planning Permission 21/00847/OUT)<br>51 Wash Green Wirksworth Derbyshire DE4 4FD |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                |  |
| 18  | 24/00663/FUL   | Erection of 4 glamping pods, associated hard and soft landscaping works including car parking and access to units<br>The Racecourse Ashleyhay Hardhurst Farm Hey Lane Wirksworth Derbyshire  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                |  |
| 19  | T/24/00156/TCA | Remove to ground level 1no. Persian Ironwood (T1)<br>17 West End Wirksworth Derbyshire DE4 4EG   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                |  |
| 20  | 24/00705/LBALT | Installation of finish to roof, linings to gutters and concrete repair to the pediment of the War Memorial at War Memorial New Road Bolehill<br>Derbyshire – <b>TC application no comments can be submitted</b>                    |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                |  |
| 21  | 24/00695/FUL   | Proposed installation of 6 no. air source heat pumps and 87 no. solar PV panels at Wirksworth Leisure Centre Hannage Way Wirksworth DE4 4JG  |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                |  |
| 22  | 24/00694/FUL   | Proposed change of use from private studio to residential use<br>The Studio Crown Yard Wirksworth Derbyshire DE4 4ET   |
| WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint.<br>The Town Council's position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape. |                |  |

**RES to receive the recent delegated planning decisions of this Council.**

**ET24/49 Planning Decisions & Appeals**

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

None to report

**RES that the matter be noted.**

*The meeting closed at 8.25pm*

Chairman