



WIRKS WORTH TOWN COUNCIL

TOWN HALL, WIRKS WORTH, DERBYSHIRE DE4 4EU

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Clerk to the Town Council & Responsible Financial Officer:

Paul Jennings

Office hours: 8:30am-12:30pm Mon-Thurs

01 September 2020

Dear Councillor,

You are hereby summonsed to the Meeting of Environment & Town Committee on MONDAY 7 September 2020 at 6.30 p.m. on Zoom platform, meeting ID: 386 170 0358

Admission of public: If you wish to join the meeting please contact the Town Clerk for full meeting details.

AGENDA

1. Elect Chair of Environment & Town Committee

To appoint a chair for the meeting and/or as ongoing chair of committee

2. Apologies for Absence

3. Variation of Order of Business

Including to consider a resolution under the Public Bodies (Admission to Meetings Act 1960 s1) to exclude members of the press and public in order to discuss an agenda item

4. Members' Interests in Agenda Items

To enable Members to declare the existence and nature of any Disclosable Pecuniary Interests they have in subsequent agenda items, in accordance with the Town Council's Code of Conduct.

5. Open Forum

Time for this session is limited to 15 minutes ; 3 minutes per person

- *Public Forum (At the start of the meeting, a period is available for members of the public to address the Council)*
- *Cllrs with a pecuniary interest making representations, answering questions or giving evidence relating to the business to be transacted*

6. To confirm the accuracy of the Minutes of the Meeting of the Environment and Town Committee held on 02 March 2020 (previously circulated)

7. Tiny Forest (Cllr Pollock)

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

8. Severn Trent land at Wash Green (Cllr Pollock)

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

9. Remembrance Services (Sunday and Wednesday)

To discuss what amendments/measures might be required to these events to mitigate the risks posed by C19 and ensure they proceed safely and consider a request received to meet with RBL W/W to discuss the matter.

10. Meadows – Trees (attached)

A resident has reported that two trees on WTC land are causing damage to their property and have requested that the matter be investigated and addressed as appropriate.

11. Star Disk (previously circulated)

A number of residents have reported that motorcycles are parking on the installation (it is creating increased traffic movement, often early on a Sunday and the risks posed by this activity to the installation which may be damaged which was not designed to take the weight of vehicles)

12. Stoney Wood – Overnight Camping

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

13. Power Store – Close to Stoney Wood Entrance

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

14. Weed Spraying – DDDC Consultation (previously circulated)

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 location which should not be treated

15. Derbyshire Dales Ramblers (previously circulated)

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

16. Christmas lights Scheme 2020

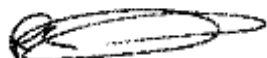
To review the existing arrangements, in light of C-19 and determine whether the Town Council supplies lights for use during the Christmas period to high street businesses for self erection.

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

18. Planning Applications received (Delegated Planning - Appendix 1)

19. Planning Decisions & Appeals (Appendix 2)



Paul Jennings

Clerk to the Town Council & Responsible Financial Officer

Appendix 1

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
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 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
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	20/00236/FUL	Single storey front extension, 15 Beech Court, Wirksworth Derbyshire DE4 4FX
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	20/00256/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
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	20/00269/LBALT	Internal and external alterations including new rear extension and partial demolition at 4 St John Street Wirksworth Derbyshire DE4 4DR
<p>No Objection</p> <p>The council notes that there appears to be no reference to the Neighbourhood Plan within the application.</p> <p>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.</p> <p>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> <p>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</p> <p>The council notes that there appears to be no reference to the Neighbourhood Plan within the application.</p> <p>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.</p> <p>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> <p>Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		
6	20/00260/FUL	Proposed replacement building to store agricultural/forestry implements and logs at Hardhurst Farm Hey Lane Wirksworth Derbyshire DE4 4AF
<p>WTC - No comment</p> <p>Wirksworth Town Council has declared a Climate Emergency and therefore any development or change should seek to reduce the carbon footprint.</p>		
7	20/00263/FUL	Increase height of existing fence around multi-use games area Anthony Gell School Wood Street Wirksworth Derbyshire DE4 4DX
<p>WTC - No comment</p> <p>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 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 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>		
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
<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	20/00366/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
<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>		
5	20/00367/LBALT	Internal and External Alterations The Old Coach House Gatehouse Drive Wirksworth Derbyshire DE4 4DL
<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>		
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
<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 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
<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	T/20/00068/TCA	Reduce 1no. Apple tree by 30% and reshape Agricola House 4 Church Street Wirksworth Derbyshire DE4 4EY
<p>WTC - No comment</p>		

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
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 Land West Of Blackrocks Business Park Porter Lane 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.		
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
Comment Date: Tue 05 May 2020		

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

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
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.		