



# WIRKSWORTH TOWN COUNCIL

TOWN HALL, WIRKSWORTH, DERBYSHIRE DE4 4EU

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Clerk to the Town Council & Responsible Financial Officer:

Paul Jennings BEng (Hons), Cert ICM

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

30 August 2016

Dear Councillor,

You are hereby summonsed to a Meeting of Environment & Town Committee on MONDAY 5 September 2016 at 6.30 p.m. in the Town Hall, Wirksworth.

## AGENDA

1. **Apologies for Absence**
2. **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*
3. **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.*
4. **Open Forum** (3 minutes per speaker, total available 15 minutes):
  - 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
5. **To confirm the accuracy of the Minutes of the Meeting of the Environment and Town Committee held on 4 July 2016** (previously circulated)
6. **London Plane Tree** (report attached)  
Arboriculturalist report received on the tree adjacent to Memorial Hall, now need to determine next steps to address uneven surface.
7. **Request from Civic Society regarding Seating off Church Walk** (Attached)  
A proposal to install 3 seats in this area, and for the Town Council to adopt them after installation.
8. **Allotments (Cllr Pollock & Gratton)**  
To consider feasibility/financial implications of acquiring a suitable site.
9. **Kingsfield Industrial Estate Trees**  
Report from resident that they are obscuring light and require crown thinning/reduction
10. **Neighbourhood Plan – Protected sites** (List Attached - Cllr Clamp)
11. **DDDC Local Plan Pre-Submission Draft Plan**  
Consultation on draft, response by 22/9/16.
12. **Planning Applications received** (Delegated Planning - Appendix 1).
13. **Planning Decisions & Appeals** (Appendix 2)

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## Appendix 1 - Delegated Planning - Prior to meeting 05/09/16

1	16/00367/OUT	Erection of two buildings for Uses A1 (Retail), B1 (Business) and B8 (Storage/Distribution) via existing access (outline) The Woodyard Homesford Matlock Derbyshire DE4 5HL
No comment		
2	16/00164/OUT	Residential development of 14 dwellings (Outline) Wirksworth Hall Farm Wash Green Wirksworth Derbyshire
<p>Objection:</p> <p>The application documents mention neighbourhood plans in passing but pay no regard to the adopted neighbourhood plan, nor to the NP's character guidance. As submitted, the proposal conflicts with NP Policy NP2 (Quality &amp; character of development), NP4 (space standards) and NP6 (quality of residential development); regarding NP6, the application claims to achieve 12 'greens' against Building for Life criteria but that's stretching their case somewhat. The applicant should also submit more evidence that the proposal accords with NP7 (energy saving standards). We recommend that should the application be permitted, it should be subject to a condition to ensure occupation as principal residences only (NP5).</p> <p>We understand that this is an outline application and ask that DDDC make clear in any outline permission, that a revised layout which is in line with the NP policies should be submitted.</p> <p>In addition, it is suggested that consideration/exploration should be undertaken regarding the provision of a footpath link downhill behind the existing houses to the bridge, which would accord with Policy NP19 (provision for pedestrians and cyclists), perhaps under s106 agreement.</p>		
3	16/00401/FUL	Insertion of roof light to rear roof slope 28 West End Wirksworth Derbyshire DE4 4EG
No comment		
4	16/00407/VCOND	Variation of condition 5 of 10/00791/FUL to allow independent occupation of residential unit Hardhurst Barn Breamfield Lane Wirksworth Derbyshire DE4 4AF
No comment		
5	16/00408/FUL	Two storey extension to holiday let Hardhurst Barn Breamfield Lane Wirksworth Derbyshire DE4 4AF
No comment		
6	T/16/00079/TCA	Works to trees within the Conservation Area of Wirksworth Dale Wood West End Wirksworth Derbyshire
No comment		
7	16/00282/FUL	Alterations and extension and formation of parking area Scout Hut Cemetery Lane Wirksworth Derbyshire
No comment		
8	16/00428/FUL	Replace rear door 29 Cromford Road Wirksworth Derbyshire DE4 4FH
No comment		
9	16/00422/FUL	Erection of dwelling Honeysuckle Cottage 79 The Dale Wirksworth Derbyshire DE4 4EJ
No comment		
10	16/00453/LBALT	Internal and external alterations 2 Gate House Gatehouse Drive Wirksworth Derbyshire DE4 4DL
No comment		
11	16/00459/FUL	Installation of 2 roof lights to existing extension at rear of property 5 Blind Lane Wirksworth Derbyshire DE4 4EZ
No comment		
12	16/00420/FU	Residential development of 33 affordable dwellings and access Land East Of Derby Road Wirksworth Derbyshire DE4 4BG
<p>The Town Council welcomes the addition of further affordable housing within the area. However it is disappointing that there is little reference to the adopted neighbourhood plan, nor to the plan's character guidance. As submitted, the proposal conflicts with NP Policy NP2 (Quality &amp; character of development), NP4 (space standards) and NP6 (quality of residential development); The applicant should also submit more evidence that the proposal accords with NP7 (energy saving standards). We recommend also that if the application is permitted, it should be subject to a condition to ensure occupation as principal residences only (NP5). On this basis, the Town Council wishes to object to the application in its current form.</p>		
13	T/16/00089/TPO	Works to trees subject to tree preservation order TPO103 3 Barnes Croft Canterbury Road Wirksworth Derbyshire DE4 4GY
No comment		

14	16/00438/FUL	Erection of garden office 28 Gorsey Bank Wirksworth Derbyshire DE4 4AD
No comment		
15	16/00445/FUL	Erection of lean to side extension 51 Wash Green Wirksworth Derbyshire DE4 4FD
No comment		
16	16/00518/FUL	Proposed dwelling house and additional vehicle access 31 Oakerthorpe Road Bolehill Derbyshire DE4 4GP
No comment		
17	T/16/00097/TCA	Works to trees within the Conservation Area of Wirksworth Gardens Adjacent To Memorial Hall St John Street Wirksworth Derbyshire
No response sent as WTC is applicant		
18	16/00502/FUL	Erection of summer house at 28 West End Wirksworth
No comment		
19	16/00527/FUL	Change of use of premises from retail (Class A1) to micropub (Class A4) at 15 St John Street Wirksworth Derbyshire DE4 4DR
No comment		
20	16/00536/FUL	Detached single garage and off-street parking space at 5 Cromford Road Wirksworth Derbyshire DE4 4FH
No comment		
21	16/00496/FUL	Replacement roof at 10 The Causeway Wirksworth
No comment		
22	16/00246/FUL	Change of use of first and second floor to form wedding venue (Use Class D2) to include terrace, access ramp, fire escape, canopy and other associated works at Haarlem Mill Derby Road Wirksworth Derbyshire
No comment		
23	16/00247/LBALT	Internal and external alterations to include lift, terrace, balustrade, fencing, fire escape canopy, air conditioning and signage Haarlem Mill Derby Road Wirksworth Derbyshire
No comment		
24	16/00509/FUL	Extension at Swimming Pool Water Lane Wirksworth Derbyshire DE4 4DY
No comment		
25	16/00443/LBALT	Re-rendering exterior, replacement front door and replacement double- glazed bathroom and staircase windows at 4 Market Place Wirksworth Derbyshire DE4 4ET
No comment		
26	16/00569/CLPUD	Certificate of lawful proposed use or development - single storey rear extension at 32 Spring Close Wirksworth Derbyshire DE4 4JA
No comment		

## Appendix 2 - Planning Decisions and Appeals

*Planning Decisions are only reported for applications in which the Town Council has raised an Objection*

1	15/00429/FUL APP/P1045/W/16/3152406	Erection of agricultural storage building at Land adjacent 11, Little Bolehill, Bolehill DE4 4GR
	Notice of Appeal	