

## WIRKSWORTH TOWN COUNCIL

### Minutes of a Meeting of the Environment & Town Committee held 3 June 2024

**ET24/1 Present**  
**Cllr S Maskrey (Chairman), Cllr S Barker, Cllr A Jordan, Cllr A Pollock, Cllr F Rostron, Cllr P Taylor and Cllr S Thompson**

**In attendance:**  
**2 residents, Sue Gratton (Officer), Paul Jennings (Town Clerk)**

**ET24/2 Apologies for Absence: None**

**ET24/3 Variation in Order of Business: None**

**ET24/4 Members' Pecuniary Interests in Agenda Items:**

None declared
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*Open Forum opened 6:35pm*

**ET24/5 Open Forum:**

A resident provided a brief update on plans for the old school house.

*Open Forum closed 6:40pm*

**ET24/6 Minutes: the Minutes of the Meeting of the Environment and Town Committee held on 8 April 2024 were confirmed as a correct record.**

**ET24/7 Biodiversity Net Gain Policy and Action Plan**

In December the Town Council discussed its draft action plan in response to the proposed introduction BNG (Resolution ET23/83). This plan has now been updated and a policy.

**REC that Biodiversity Net Gain Action Plan and Policy be adopted.**

**ET24/8 Climate Change Action Plan**

The Town Council Climate Change Action Plan has been updated alongside the creation of a BNG Action Plan.

**REC that Climate Change Action Plan be adopted.**

**ET24/9 Remedi Community Work Sites**

Immediate Restorative Justice. For police referrals for ASB leading to 5 to 20 hours of community work in the community where they occur, ideally within a short time of the offence.

If there is ASB in Wirksworth, we would need to have identified appropriate projects which would be ready should an opportunity arise.

**REC that the council support this initiative and would suggest the following areas should sites be required in Wirksworth – Kings Field and Fanny Shaws (Skate Park) litter picking and clearance of the brook/land adjacent to Wash Green Play area.**

**ET24/10 Air Ambulance Landing Sites (referred from Town Meeting)**

Following the recent use of the Meadows by the Air Ambulance, concerns were raised at the Annual Town Meeting regarding the accessibility of potential landing sites (for the Air Ambulance) within Wirksworth

**REC that Meadows be assessed as a potential landing site once phase 1 of the improvement works have been completed and EM Air ambulance advised as appropriate.**

**ET24/11 Steeple Grange Cemetery**

A resident has reported difficulty in accessing some of the areas on the recently completed extension to Steeple Grange Cemetery (DDDC).

**REC that it be noted that DDDC are requesting the contractor undertake remedial works to the path to address the issue.**

**ET24/12 Meadows Tree Works**

Update following recent works to undertaken in response to Tree Survey.

*Cllr Pollock left 7:30pm, ret 7:35pm*

**REC that the clerk contact the arboriculturist (who undertook the tree works) for more information regarding the potential for limb loss and share this with the householder so that may risk assess the current location of their hen enclosure.**

**The tree immediately adjacent to the wall and gate to the rear of the householder's property to be removed. That quotes be sought to reinstate the boundary. Evidence should be sought from the householder confirming right of access on the Meadows prior to undertaking the works.**

**That a Tree Management Policy be drafted.**

**ET24/13 Lorry park on Coldwell St**

A resident has contacted the Town Council to raise concerns over parking, access and egress related to the Lorry Park on Coldwell St

**REC that the matter be raised with District and County Councillor(s) during open forum at full council.**

*Cllr Pollock dep 7:45pm*

**ET24/14 DDDC Local Plan / WTC Neighbourhood Plan**

The District Council is now in the process of reviewing the Derbyshire Dales Local Plan adopted in 2017. It is considering how the District's population will change in the future and what that might

mean for the number of new homes and how/where these should be provided.

**REC that the comments be submitted. That a news release be issued to remind residents of the local plan consultation and providing a link to the Town Council's response.**

Question number	Question	Draft response
1	Do you think the housing needs we have identified allow us to deliver flourishing and thriving communities?	<p>Whilst it makes sense for most of the housing to be placed in the towns, villages themselves need new housing, in particular affordable housing, to allow a proper mix of young and old. If there is inadequate housing in a village, the village will grow old without satisfactory replacement of the population.</p> <p>Critical to the development of the towns is that not only is the service infrastructure in place but that the geography allows for proper integration of the new housing into the existing community.</p>
2	Do you consider our aspirations for supporting all of our communities are ambitious enough?	These aspirations are insufficiently clear to be able to comment on them in detail. In general, however, they seem reasonable.
3	Do you support the majority of new homes taking place in Matlock, Ashbourne and Wirksworth, and housing to meet local needs in the smaller villages?	Of course, the majority of housing should go where there is already a sizeable population and where infrastructure already exists. There does however need to be affordable housing in all communities, and this requires new housing everywhere.
4	Which of the sites identified in this leaflet do you consider should be retained in the Local Plan?	<p>This is a poorly worded question, demanding a level of knowledge of the whole District and its housing which is probably only available to the District Council.</p> <p>In Wirksworth, the Middleton Road site should be included in the plan. However, there should be proper provision on this estate for public transport to be able to circulate within it.</p>

Question number	Question	Draft response
5	Which of the sites identified in this leaflet do you consider should be withdrawn from the Local Plan by the District Council?	<p>There needs to be a thorough review of the proposal to place over 600 houses in the Middle Peak quarry. Building this number of houses in Middle Peak would dramatically change both the demands on services in the town and the town's character.</p> <p>The geography of Wirksworth and the Middle Peak quarry would lead to the principal entry from the new houses being into the lesser of the two principal roads into the north of the town. This would place considerable pressure on roads and junctions in the town. It would be likely to lead to the residents of the new estate not making use of Wirksworth but travelling for preference to Middleton, Ashbourne or Matlock.</p> <p>Traffic and car parking are probably the major issues concerning townspeople at present. The town is desperately short of parking to allow use of the community resources such as shops. 600 more houses in the town represents an increase in the size of the town of about 25%. Such an increase will merely serve to exacerbate the problem unless other changes are planned which would mitigate the situation. Without such measures, the proposed development would not allow the town to continue to flourish.</p> <p>At present, community resources such as schools and shops are very largely in the northern half of the town. The proposed development will extend this division between the northern and southern parts of the town and will drag the centre of focus of the town even further north, making the south of the town much less well served.</p> <p>Before putting such a development in the new plan, there needs to be a proper investigation of the impact it would have on the town and its operation.</p>
6	Are you aware of any other suitable sites the District Council could develop for housing?	No. The Neighbourhood Plan for Wirksworth looked in depth at this question and found no sites of significance.

Question number	Question	Draft response
7	We are interested in understanding the views of our rural communities. Which village do you live in?	This response comes from Wirksworth Town Council.
8	How many new homes do you consider are needed in your village between now and 2040?	N/A
9	Would you support your Parish Council and your local community working with the District Council to identify a suitable site or sites to meet local housing needs?	The Town Council would be pleased to assist in applying this question to towns.
10	What community infrastructure do you think is missing from your village?	Youth facilities are definitely missing from Wirksworth and local public transport, while present, is very poorly coordinated, resulting in low usage.
11	Would small-scale infill and consolidation in the smaller villages be beneficial?	N/A
12	Are there any other ways the District Council could maintain the sustainability of smaller villages other than through new development proposals?	N/A

**ET24/15 Flood Warden Scheme**

DCC are providing Flood Warden awareness session at County Hall on the evening of Thursday 13th June.

**REC that the matter be noted.**

*Cllr Jordan dep 8:05pm*

**ET24/16 Cycle Track by Railway**

A resident has contacted the Town Council seeking support for a railway track alongside the railway (similar to Darley Dale/Peak Rail)

**REC that the Town Council advise that this matter should be raised with the land owner (Ecclesbourne Valley Railway)**

**ET24/17 Highways/PRoW Issues raised by Ramblers Assoc & BIG**  
A number of issues have been flagged by the secretary of Derbyshire Ramblers and on behalf of Bolehill Improvement Group.

**REC that the issues with DCC PRoW be noted. That the issue with PRoW across DDDC carpark be flagged to the car parks team so that the matter might be addressed when the site is next re-lined.**

**ET24/18 DCC Highways Development Control Q&A**  
At the DCC Parish & Town Council Liaison Forum on 16 April 2024, unfortunately it was not possible to accommodate all the discussion and questions that arose in relation to the Highways Development Control presentation in the time available. DCC will be hosting an online question and answer session, via Teams, specifically devoted to this subject area and Parish/Town Councillors may attend and also may submit questions (in advance).

**RES that the following question be posed “Will the County Council be undertaking an impact analysis of the proposal by DDDC to designate Middle Peak as residential development site (650 house) given the nature of the road network surrounding the site (single through B road) - the road network with and accessing Wirksworth is already under significant pressure from the existing usage (impacting the safety of road users, pedestrians and cyclists)”. That Cllr Maskrey, Cllr Taylor and Cllr Rostron be delegated to attend the session.**

**ET24/19 Resident Parking Charges**  
To discuss the parking charges levied on residents in Bakewell vs Wirksworth

**REC that it be noted that a residents parking scheme (managed by DCC) is in Bakewell and residents would need to approach County for a similar scheme to be considered.**

**ET24/20 Safety of Lithium ion Batteries and e-bikes and scooters**  
A request has been received seeking support for a Parliamentary Bill/ campaign to improve the safety of lithium batteries (used in e-bike and e-scooters) and their disposal.

**REC that matter be noted.**

**ET24/21 Kingsfield Play Area**  
A resident has raised concerns regarding the upkeep and amount of litter on the site.

**REC that site be monitored to document the extent of the issue.**

**ET24/22 Planning Applications received**

*April*

1	24/00232/FUL	Demolition of garages and erection of 1no. dwellinghouse and 2no. flats Garages Wash Green Wirksworth Derbyshire
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
2	T/24/00062/TPO	T1 Sycamore To Fell and Remove Completely 5B The Lanes Bolehill Derbyshire DE4 4GJ
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
3	T/24/00065/TCA	Fell 1 Birch Long Meadow 10 - 12 Little Bolehill Bolehill Derbyshire DE4 4GR
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
4	T/24/00068/TPO	Fell to ground level 7 ash trees (950, 951, 957, 958, 959, 961 and 962) and reduce to main stem 1no. ash tree to 10m (965) and replace with 4no. beech trees and 4no. field maple trees Land North Of Ashleigh House Cromford Road Wirksworth Derbyshire DE4 4FR
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		

*May*

1	T/24/00074/TCA	Removal of left thuja and 25% reduction of right tree The Old Manor House Coldwell Street Wirksworth Derbyshire DE4 4FB
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
2	24/00304/CLPUD	Certificate of proposed lawful development- Proposed loft conversion with relocation of existing rear roof lights Hillside Derby Road Wirksworth Derbyshire DE4 4AR
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
3	24/00283/FUL	Erection of 1 no. dwellinghouse and associated access 67 Yokecliffe Drive Wirksworth Derbyshire DE4 4PF
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
4	24/00302/LBALT	Re-roof of the building, installation of roofing membrane, eaves tray and lead roofing vents at Moot Hall Chapel Lane Wirksworth Derbyshire DE4 4FF
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
5	24/00348/FUL	Single storey rear extension at 7 North End Wirksworth Derbyshire DE4 4FG
<p>WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape</p>		
6	T/24/00068/TPO	Fell to ground level 7 ash trees (950, 951, 957, 958, 959, 961 and 962) and reduce to main stem 1no. ash tree to 10m (965) and replace with 4no. beech trees and 4no. field maple trees Land North Of Ashleigh House Cromford Road Wirksworth Derbyshire DE4 4FR

WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape		
7	24/00352/FUL	Replace and raise decking and replace fence at 75 The Dale Wirksworth Derbyshire DE4 4EJ
WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape		
8	24/00360/FUL	Removal of entrance porch and replacement windows and doors 12 Bowling Green Lane Wirksworth Derbyshire DE4 4EF
WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape		
9	T/24/00088/TCA	T1 Pine - Crown lift, remove 2 lowest limbs and lift all lower canopy to leave a balanced lower crown. T2 Pine - Crown lift, remove 5 x lowest limb, leaving a balanced lower canopy at 17 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" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape		
10	T/24/00093/TCA	Fell 1 cherry tree at Highfields Oakerthorpe Road Bolehill Derbyshire DE4 4GP
WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape		
11	24/00197/FUL	Proposed single storey rear extension to form kitchen / dining room 16 Derby Road Wirksworth Derbyshire DE4 4AS
WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils position will be that a building's impact on the environment should be of greater importance than the impact on the streetscape		
12	24/00342/FUL	Creation of lobby, installation of new shopfronts, signage, EV facilities and 2no. jet wash units, replacement timber enclosure to rear yard, and installation of 'Catch Fence' at the base of the cliff face Baileycroft Garage Harrison Drive Wirksworth Derbyshire
WTC - No comment, however, Wirksworth Town Council requests that any development or change seeks to reduce the carbon footprint" The Town Councils 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.**

### **ET24/23 Planning Decisions & Appeals**

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

None to report
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**RES that the matter be noted.**

*The meeting closed at 8.35pm*

Chairman