

**From:** [McLaughlin, James](#)  
**To:** [Allison, Jacqueline](#); [Atkin, Jason](#); [Burfoot, Sue](#); [Donnelly, Tom](#); [Flitter, Steve](#); [Hobson, Susan](#); [Lees, Stuart](#); [Morley, Tony](#); [Ratcliffe, Mike](#); [Sutton, Alasdair](#); [Swindell, Colin](#)  
**Cc:** [Wilson, Paul](#); [Braund, Tim](#); [Committee](#)  
**Subject:** [OFFICIAL (SENSITIVE)] Gypsy and Traveller Site Provision Working Group - Update and Documentation  
**Date:** 27 October 2022 18:01:25  
**Attachments:** [Tinti Lease.pdf](#)  
[image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)  
[signed ltr of claim to DDDC 27.10.2022.pdf](#)

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Good evening Members,

I wrote to you earlier today with the comments of Cllrs Greatorex and Slack in respect of the two sites within their ward. There were a number of other agreed actions from last night's meeting which officers continue to work on.

1. Please find attached the lease agreement in respect of Tinti's Yard, which is at the rear of the Matlock Bath Station Yard Car Park. This was requested by Members. This lease allows assignment or subletting of all or part of the site with landlord's consent and clause B 11.1 (d) of Schedule 3 of the lease allows the grant of a licence of all or part of the property for up to 4 months without landlord's consent. The user clause (B10) prohibits use of the site (amongst other things) for "sleeping or residential purposes" and doing anything which "is or becomes a nuisance or annoyance to the Landlord or the owners or occupiers of adjoining or neighbouring property". It would be helpful if the working group could give some direction to officers as to whether they would wish to pursue negotiations with the landlord with a view to getting a valuation. The same direction would be helpful in respect of The Woodyard on Derby Road at Homesford. I appreciate this may need to be determined at next week's meeting, but I recommend that it is considered in advance.
2. Colleagues in Legal Services are currently preparing the land registry documents for circulation as requested for all sites in the Council's ownership, other than those sites in the Peak District National Park and the site at Ashes Avenue in Hulland Ward. This will be circulated when ready.
3. Officers have written to the County Council Highways Department to ascertain the status of the layby off the northbound A515 at Cubley and the layby at Bull Hill on the eastbound A517 outside of Ashbourne. As soon as information is received, this will be shared with the working group.

Officers advised you last night of the pre-action letter received from the Community Law Partnership in respect of the Council's intended eviction of the Traveller family located at Clifton Road Coach and Car Park in Ashbourne. Tim specifically advised that the Council has stayed its application for eviction to respond to the pre-action letter. I have today received another pre-action letter from Geldards on behalf of Peak Rail. This letter had been expected following conversations and correspondence immediately after 29 September 2022. I am sharing the letter with you in confidence – it is not to be shared with anyone beyond this email. The reason for sharing it is to give you some insight into the lines of challenge that will be followed and the need for an evidential basis for any conclusions reached and recommendations made by the working group. As far as the letter from Geldards is concerned, colleagues in Legal Services are responding to this and we will deal with it as we do with all such correspondence received.

I have suggested to Cllr Hobson that it would be advantageous to have an in-person meeting at the Town Hall on Wednesday 2 November at 6.30pm. Cllr Hobson has asked me to consult you as working group members to confirm whether you can attend in person. If you are unable to attend please confirm to the Committee Team, who will make arrangements for virtual access. You will need to confirm your intentions so that the Team can make the necessary arrangements. You may find it easier to go through the process of scoring sites if you can attend in person. It is recommended that begin to evaluate sites according to a score of 0, 5 or 10 against each category, including your own

views from the site visits you have undertaken. Members may have a different view on how to approach this, but you will need to establish a methodology for evaluating and recommending sites for temporary occupation or actively ruling out sites altogether.

I am not in work after today until 7 November, so if you have any direct queries regarding the working group please contact Paul and Tim. Good luck next week and I hope to return to some positive conclusions from the working group on a number of potential temporary sites.

Please confirm to the Committee Team whether you can attend the Town Hall for an in-person meeting on 2 November.

Best wishes,  
James

**James McLaughlin**  
Director of Corporate & Customer Services  
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