Hathersage Parish Council

**Planning Committee**

Minutes of the Planning Committee Meeting held on 21st December 2015.

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| Present: Cllrs B. Gordon; H Rodgers; J Wedgwood | | |
| In attendance: C Wilkinson (Asst Clerk); 3 members of the public | | |
| 069/15 |  | Apologies received from Jane Marsden, Peter Mander |
| 070/15 |  | In the absence of the Committee chair, Cllr Rodgers chaired the meeting |
| 071/15 |  | There were no variations in the order of business. |
| 072/15 |  | Cllr Gordon declared an interest as an employee of PDNPA and as a neighbour of Cow Close Farm |
| 073/15 |  | Public Participation. 2 members of the public spoke about Planning Application NP/DDD/1115/1114 |
| 073/15 | .1 | The first speaker spoke on behalf of Sir Hugh and Lady Sykes, neighbours and local residents whose main concerns around this application are that the agricultural ties associated with Cow Close Farm remain. There are currently 2 dwellings with agricultural ties on the site, and the proposal to merge the cottage and farmhouse into one dwelling reduces the tie to one, with a barn conversion on the site. The plan for the barn is both a good design and a good use. The issue is with the farmhouse and who lives there, as it is not currently occupied by an agricultural worker. There was an application made earlier in the year to have this restriction removed, and it is felt to be important that this agricultural dwelling restriction remains, and that the Peak Park should perpetuate the restriction. |
| 073/15 | .2 | The second speaker spoke in support of the application and explained that Cow Close Farm changed ownership some 3 years ago and is now running as a sheep farm with its own livestock. It has recently diversified into cheese making, "Stanage Millstone" using locally sourced milk. There are currently 2 houses on the site, the farm house with a small cottage attached. The application is to convert the Threshing Barn into a large enough dwelling to support the application's wish to start a family. They have worked closely with the Peak Park Planners in the design of the barn. The cottage would then be merged into the farmhouse, and 1 agricultural tie will remain. The applicants have spent a lot of time trying to make the farm into a working concern and tidying up the site. Old tyres, buried cars, scrap metal have been removed from the site, the culvert has now been cleared to allow the spring water to flow. The old barn has been removed and replaced, they are working with the Woodland Trust and Peak Park on a tree planting programme. The remaining concrete barn, the temporary Swedish style building and portakabin will all be removed from site as soon as possible. The previous application to remove the agricultural restriction was because of financial constraints. |
| 074/15 |  | The Minutes of 15th December 2015 had been circulated, and were approved and signed by the meeting Chair. |
| 075/15 | .1 | To consider Planning Application NP/DDD/1115/1114 Cow Close Farm, conversion of barn to dwelling and change of use of farmhouse and cottage to create a single dwelling. Having visited the site, the Planning Committee are pleased that the Victorian Threshing Barn is to be converted into a family dwelling. Concerns about the Swedish style building and portakabin have been allayed as it was confirmed that they would be removed once the farmhouse was occupied. The concern is with the existing agricultural restrictions and the long term viability of the farm. The previous position under the Wilcockson family was with the cottage being occupied by the agricultural worker and farm partner, with the adjoining and separate farmhouse lived in by the owner and also a farm partner. The council feels that the current proposal replicates that position and that the agricultural ties should remain integral to the farm and therefore the buildings should not be allowed to be sold separately the open market. The Planning Committee have no doubts about the sincerity of the applicants for the future of Cow Close to remain as a working farm for the foreseeable future. The Planning Committee have no objections to the application to convert the barn and integrate the cottage into the farmhouse, and would support it if the two agricultural ties remain on the whole property to prevent fragmentation. |
| 075/15 | .2 | To consider Planning Application NP/DDD/1115/1122 Peak View Ranmoor Hill, single story extension and attic conversion. The Planning Committee have no concerns regarding this application. The extension will not be overlooked by neighbours, and given the size of the plot, there is space for a larger development. The design is similar to others, it is a permanent structure and the stonework has deep rendering. The attic conversion does not affect any of the surrounding properties. The Committee therefore support this application. |
| 076/15 |  | No Planning Applications decisions have been received |
| 077/15 |  | No new Applications have been received. |
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|  |  | The meeting closed at 10:20.  The next Planning Committee Meeting will be called at a date to be agreed  Page 2 of 2: Chair’s Signature: ……………………………………………. Date...................... |