Hathersage Parish Council

**Planning Committee**

Minutes of the Planning Committee Meeting held on 18th July 2016.

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| Present: Cllrs J Marsden; B. Gordon; H Rodgers | | |
| In attendance: C Wilkinson (Asst Clerk ) Public: M Weatherall, P Cooke, J Sullivan, | | |
|  |  | R Barrett, R Clark, J Wedgwood, S Gedye |
| 027/16 |  | Apologies: B Hanley |
| 028/16 |  | Item 6.3 brought forward |
| 029/16 |  | No interests declared. |
| 030/16 |  | Public Participation. |
| 030/16 | 1. | S Gedye re planning application NP/DDD/0716/0612. The intention is to convert the cellar of the property into a useable space which will allow the Company to expand and take on extra staff. The work involves waterproofing the cellar and installing a window. To facilitate this, the existing garden level would be reduced to match the adjoining properties. The wall will be removed during the work but then rebuilt, repairing the corner, and planted. |
| 030/16 | 2. | M Weatherall, P Cooke, J Sullivan, R Barrett, R Clark spoke individually to express their objections and concerns at the proposed Base Station Installation at Brookfield Rural Drive. Having seen similar masts around the country, however people approach the village this proposed mast will stick out like a sore thumb and be an eyesore for visitors to the village. The height of the mast will be directly in front of the houses on Park Edge, at 15 metres plus antennae it is not a discreet mast, it looks ugly. The proposal in 2007 was for a wooden mast 11 metres high, to which there were huge objections. A Corporate Restructure of the company planning to install that mast meant that the project was shelved. A lot of objections for that proposal were therefore never lodged with the Planning Authority. Members of the public have flown balloons over the weekend at the proposed height and produced photo's showing the impact from various areas of the village. The public are concerned about the consultation process, whether due diligence has been carried out or alternative sites explored. If there is an existing mast they are obliged to use it. This may mean that if this proposal gets permission the mast could be extended at a future date.  Digital Derbyshire has made a huge difference to connectivity within the area.  The proposed mast will have a huge detrimental impact on the well being of those directly in sight of the mast, and their objections are supported by those in the village not directly affected. The Chair confirmed that the Committee would be responding to the Proposal on behalf of the Parish Council. Further actions regarding this proposal would be monitored, and that it is in the best interests of all for full consultation to be carried out. |
| 031/16 |  | The Minutes of 4th July 2016 had been circulated and were approved and signed by the meeting Chair. |
| 032/16 |  | Consider application NP/DDD/0716/0612. The Studio, Bank View, reduction of level of front garden and insertion of a new window. There are no objections to this application. This will make good use of the basement area. |
| 033/16 |  | Proposed Base Station Installation Brookfield Rural Drive. The Planning Committee, taking into consideration all the comments from the public representation, prepared a response for approval by the full HPC. Appendix 1. |
| 034/16 |  | Response to the Appeal against the refusal of planning permission for the conversion of Smelters Cottage to form accessible holiday accommodation. The verbal presentation delivered by Cllr Gordon to the Planning Committee was amended, to be circulated to the full HPC for approval prior to submission. Appendix 2 |
| 035/16 |  | No Planning Applications granted or refused. |
| 036/15 |  | Next meeting: 1st August 2016 19:00 to consider Planning Application NP/DDD/0716/0648 Rear Conservatory Nether Hall Farm |
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|  |  | The meeting closed at 14:45  Page 2 of2: Chair’s Signature: ……………………………………………. Date...................... |

**Appendix 1. HPC Response to the Pre Application Consultation regarding a Base Station Installation at Brookfield Rural Drive**

Dear Ms Jackie Little

Thank you for your letter seeking the views of Hathersage Parish Council on the Proposed Base Station Installation at Brookfield Rural Drive, Hathersage, Hope Valley, Derbyshire, S32 1BR. (Site Ref: 168245, Project Ref: 183117).

The Parish Council are not in favour of this proposal and have grave objections to it. The site is totally unsuitable, it is only approximately 10 metres from the Conservation Area Boundary, it will be visible from all the approach roads into what is considered to be a very pretty village. The village is surrounded by hills, and the proposed mast will be a visible eyesore from all angles.

The height of the proposed mast means that the top will be in direct line of sight through the downstairs windows of the properties on Park Edge, and will be within approximately 25 metres of those properties.

There are three listed buildings that are within very close proximity of the site, Cliffe Cottage, St Michaels Catholic Church and St Michaels Catholic Church Presbytery. Nottinghamshire County Council owns St Michaels Environmental Field Study Centre, catering for 30 + residential primary school children on a weekly basis, which is also very close. St Michaels Primary School, attended by the village children is within sight of the mast.

Referring to the Code of Best Practise on Mobile Network Development in England, 24/7/13, paragraph 1.3 part states "in a way that minimises the potential impact that can be associated with such development"; page 29 "Operators may be able to avoid a specific site, but not a specific area, in which case they should seek to minimise the impact through sensitive design and appropriate siting of the proposals". The chosen site would have a massive visual impact. The Parish Council feel that the proposed design does have the potential for further future add-on expansion, creating a 'Christmas Tree' effect.

In your letter you state that amongst other elements, the planning history of the site has been examined. There was considerable objection to a similar proposal in 2007, with some 80 letters of objection lodged, and the Council believe that there will be a similar level of objections to this new and larger proposal.

If you decide to continue with this proposal, the Parish Council would like sight of your proposed consultation plan.

**Appendix 2 HPC Comments to the Planning Inspectorate in support of Smelters Cottage appeal against Planning Refusal.**

We support the application to restore “Smelters Cottage” Callow Farm into a holiday let with provision for disabled use, which we are very short of in this area and also in the wider Derbyshire area.  
  
 The applicant has dedicated herself over many years to the resurrection of this old and venerable property which includes the field systems.   
 This is an opportunity for a long established family within the community to diversify its income. “Smelters Cottage” is located adjacent to the original (40 foot wide) Turnpike road, “Sparrowpit"  to "Sheffield" that continued up over “Callow bank” towards “Upper Burbage Bridge” which due to its gradient was re-routed around the neighbouring property, “Overstones”, in 1757.  
 It lies off and beyond, by 100 metres, the established and legal route to the adjacent property, Mitchell Fields farm.   
 Concerns from DCC about egress only really pertain in one direction ie turning down from the track to the Dale. Leaving from there presents no problems in terms of visibility as the owners of Mitchell Field Farm can confirm that it is their access route to the village Invasive lighting is no more of an issue than the resident dwellings of Mitchell Field, or the Hutments below Overstones and of Overstones itself.  
 Water from this site did indeed supply The Dale in Hathersage for many years and Mitchell Fields Farm has a similar supply.  
 This building has a long history of being occupied and being linked to the Cupola, centre of the early lead smelting sites in this area. In  1776 Joseph Turner gave his address as “Callow Cupola”. There is much more recent history of the Duke of Rutland selling it to Lucy Priestley in 1927. Marjorie Healey, nee Seaton, lived there and still lives at Grindleford.

The Parish Council is fully supportive of this application. This application keeps all the original features with vehicles to be parked out of sight behind the property. This significant historical property needs to be resurrected to give visitors and locals a focal sense of the incredible history of “The Cupola”.  
 In its current dilapidated state it is an embarrassment to us all, it will still take many years if left alone for it to become “dust” or just a memory on a postcard.  
 This is not an anonymous field barn that has no residential pedigree, it has had a long history of being occupied and we owe that to its previous inhabitants’ and to future generations to keep it alive.Visitors are puzzled as to why it remains in such a distressed state.  
 In the National Park’s own Annual Report 1984/1985 page 46 on heading “Redundant buildings” it states:  
 “Planning control can be negative and a positive force - we like to emphasize the latter!!”