Hathersage Parish Council

**Planning Committee**

Minutes of the Planning Committee Meeting held on 28th November 2016.

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| Present: Cllrs J Marsden; B Gordon; B Hanley; H Rodgers (part) | | |
| In attendance: C Wilkinson (Asst Clerk ). P Sedgwick; D Graham; J Graham; T Reeves | | |
| 089/16 |  | Apologies: J Shuttleworth |
| 090/16 |  | Variations: bring forward the Bank House application |
| 091/16 |  | No interests declared. |
| 092/16 |  | Public Participation. 3 residents spoke about their concerns and objections to the application for change of use for Bank House to Restaurant. They all wish to see the building used not left empty but feel that this is not an appropriate use for it. Concerns were expressed regarding the impact on the listed buildings and conservation area, as this is one of the most recognised and visited parts of the village. Noise and smells from the extractor fan and waste disposal, disturbance from customers leaving the premises at night. Of the vehicle numbers quoted, the majority is daytime traffic so additional traffic will be more noticeable at night. Access for deliveries and waste disposal. Lack of available parking close to the building which is already an issue in the area, the rights of way access to properties is often blocked by delivery vehicles to businesses already in the vicinity and shoppers/ visitors to the area. All the attendees have submitted their comments and objections to the PDNPA website |
| 093/16 |  | The Minutes of 8th November 2016 had been circulated and were approved and signed by the meeting Chair. |
| 094/16 | 1. | Planning Application NP/DDD/1016/1081 Bank House, Change of use from A2 to A3: from former bank to restaurant.  Hathersage Parish Council Planning Committee strongly objects to this application for the following reasons:-  **Highways Issues & Car Parking provision**  There are 6 car parking spaces with this property. Parking for a residential staff member will reduce this capacity. On road parking on Main Road is limited to 40 minutes between 8am and 6pm. This does not provide adequate parking for staff or customers as the proposed restaurant states that it will offer 50 covers and will employ a number of staff. The only other available parking in the village is the larger Pay and Display car park 150 metres away which is accessed via a narrow unlit footpath. There are currently 11 properties in the immediate vicinity of this building, including a number of businesses, there is not enough capacity for parking currently. There is no provision mentioned for parking for delivery vehicles unless 1 of the 6 spaces is intended for this purpose, thereby reducing the customer parking spaces.  There is a permanent right of way, clearly marked with yellow lines and 'keep clear' sign, providing access to properties at the rear of Bank House alongside the west elevation of the building. The access to Bank Cottages and Besom Lane properties is via the narrow 'lane' to the east of the building. Both of these also need to be clear for emergency vehicle access.  Page 1 of 3 Chair's Signature……………………………………. Date………………….  **Noise and Disturbance resulting from use**  The proposal is to open from 10:00 to 23:00. The Grade 2 listed Bank Cottages are only 6.5 metres from the building, with the proposed extractor fan sited opposite the bedroom windows. Collection of trade waste, emptying of rubbish as the staff members clean up will generate noise. Customers leaving the premises late at night will create a disturbance in the area. The daytime opening hours will have an impact on all the other businesses in the area.  **Smells**  Cooking smells via the extractor are opposite bedroom windows. The siting of waste bins appears to be intended to be within the 6.5 metre cobbled area, potentially emitting smells within a very confined space.  **Effect on listed Buildings and Conservation Area**  Bank House is within the village conservation area, behind it are 3 Grade 2 listed cottages set within a cobbled area. As they are listed buildings, the residents of the cottages cannot fit double glazing or alter the cottages in any way to mitigate the effects of noise, smells or lights emanating from a restaurant so close to them. Access for trade waste disposal is potentially over the cobbled area, likely to cause harm to the cobbles.  It is an historical site of a brass button making factory. It is visited regularly by school parties and tourists. It is also used as a location for wedding photos. Additional trade waste bins, traffic, cooking smells, external lighting and signage will all have an impact on the ambience of the area.  **Ensuring Equal Access to the building**  The application proposes disabled access through a side door on the eastern side.. This opens onto the narrow right of way with vehicle access, and does not allow the provision of disabled parking.  **Risk of flooding**  Dale Brook ( which flooded School Lane and Hathersage Hall on 21st November 2016) runs directly under the building. This causes some concern regarding the disposal of trade effluence.  **Affect on the Village**  The Planning Committee are keen to see the building being used and not left to stand empty for a long period, but do not feel that this proposal meets the needs of the village. More diversity of businesses is needed. Within 50 yards of the building there is a café open during the day and summer evenings; 2 Indian restaurants both open evenings for takeaways and dining in: within easy walking distance are 3 further cafes, 2 day time only, one of which is within the outdoor clothing shop & providing its own car park ), 1 day time with bistro evenings and The George Hotel offering fine dining with its own large car park.  Bank House is in the centre of the Conservation Area, surrounded by Grade 2 listed buildings. The application does not acknowledge the significance of this. |
| 094/16 | 2. | Application NP/DDD/1016/1043; NP/DDD/1016/1042 Booths Farm Sheffield Rd. Listed Building Consent - Internal alteration to Listed Building, amplified proposal. Alteration of existing window to create door. There are no objections to this proposal, the conversion of a window to door is reinstatement of an original doorway. |
| 094/16 | 3. | Application NP/DDD/1016/1004 Lower Booths Farm Conversion of double garage into a living room. There are no objections to this proposal, however this does appear to be a loss of covered parking |
|  |  | Page 2 of 3 Chair's Signature…………………………………………. Date……………………….. |
| 095/16 | 1. | Decisions received:-  NP/DDD/0816/0788 Pipeline diversion - granted  NP/DDD/09116/0901 Demolition of stable & rebuild with barn - granted  NP/DDD/0916/0896 Demolition of single storey annexes and replace - granted |
| 095/16 | 2. | Appeal Notification. Planning Appeal reference APP/M9496/W/16/3160421 appeal against refusal of planning application and listed building application Hall Cottage, Baulk Lane. Having reviewed their response to the original application, the Planning Committee have nothing further to add other than they fully support this appeal as they did the original application. |
| 096/16 |  | Items for next meeting; Planning Application NP/DDD/1116/1155. Roslyn Cottage, extension of existing garage roof to create a covered area |
| 097/16 |  | Next meeting 12th December 9:30 |
|  |  | The meeting closed at 10:40 |
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|  |  | Page 3 of 3 Chair's signature............................................ Date………………. |
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