HATHERSAGE PARISH COUNCIL
Planning Committee

Minutes of the Planning Committee Meeting

Date: 15th November 2018.
Time: 11:00am.
Location: Heart of Hathersage, Main Road, Hathersage.

Present: Cllrs. H. Rodgers, Jane Marsden, James Marsden, W Hanley
In attendance: Mr. Steve Wyatt (Clerk). Mr John Morfitt, Mr. Paul Batty, Mr John Winfield

075/18 Apologies for Absence – Cllrs. Shuttleworth and Kirkham.

076/18 To decide any variation in the order of business – none.

077/18 Declaration of interests – Cllrs. James and Jane Marsden are neighbours of Gate House Farm hamlet.

078/18 Public participation –
Gatehouse Farm Cottage – Mr. Winfield spoke representing neighbours of the applicants – he is seeking recommendations over the concerns about: access to proposed development; access of heavy vehicles for deliveries; the proximity of the garage to their kitchen wall which is C16 and adjacent to access route; not against improvement in the property but considered proposals are over development; there could be a loss of amenity; there is a large double garage behind the existing boundary wall – size and height of the garage are still a concern; there could be light restrictions.
Cllr. Jane Marsden explained about material considerations.
Mr. Paul Batty stated that neighbours have been contacted and meetings taken place. The proximity of the garage was explained with the previous and current plans and supporting photographs. Boundary agreement and building regulations will he believes be addressed under building regulations.
Cllr. Hanley – thought that the planning history of the site is a concern.

079/18 Confirmation of previous minutes of 23rd October 2018 and any matters arising. The minutes were **approved** and signed by the chair of the meeting.

080/18 To Consider Planning Applications:

080/18 .1 NP/DDD/1018/0912 Gatehouse Farm Cottage Gatehouse Lane Hathersage -
The Parish Council have no objections but support the application in that: the single storey extension will not impact the neighbours to the east of the property; the layout of the building will be improved; the appearance of the property will be improved by the removal of the UPVC 'prow'. Also, the green living roof covering is welcome but the Parish Council ask that the maintenance of the living roof is ensured by future owners of the property and that due to the closeness of Sycamore trees any seedlings are removed. The height of the garage needs to be kept as low as possible so as not to impact the view and may reduce the natural light into Gate House Farm.
The Parish Council are concerned about the size and proximity of the garage to the neighbours at Little Gate House.
The position of the garage will be very close to the boundary wall where the ground level of Little Gatehouse is 2.5m below the boundary wall and the kitchen wall of the house is only 1m away from this wall, therefore the garage could have an overbearing effect and reduce natural light.
There is some confusion as to the planning history of the site which may need investigation.
There are concerns about the access to the site

080/18 .2 NP/DDD/1018/0997 Moscar Lodge, Heathy Lane, Hollow Meadows
no objection to the change of use to a B&B but any signage that is put up and external lighting to the property or signs must be minimal.

080/18 .3 NP/DDD/1018/0971 Westlowe Lodge, Jaggers Lane, Hathersage
no objections as this will improve the traffic flow and precedence has been set by other properties on Jaggers Lane.

080/18 .4 NP/DDD/1018/0943 The Royal Bank of Scotland Main Road Hathersage
Hathersage Parish Council have reviewed this application and their comment on Material Consideration of Local Needs state: There will be no access to external 24-hour ATM for a radius of 11 miles and this is a significant concern for the PDNPA, tourists, residents and local businesses. On busy weekends this ATM already regularly runs out of cash. The only other access to an ATM is

within a store with limited opening hours. The Parish Council are against the removal of the ATM.

080/18 .5 NP/DDD/1018/0951 Leach Barn Leadmill Bridge Leadmill
Hathersage Parish Council have reviewed this application and comment that:
This is known to be a very wet area of ground due to the proximity of the leat.
The building is a substantial stone barn in an historic setting.
The building appears to be structurally sound at this time and this proposal will ensure that the building is maintained and be of heritage interest.
It is preferred that this development provides accommodation to satisfy local need.

081/18 Clerk's Report/Correspondence – none.

082/18 Decisions Noted: None received/

083/18 To identify items for the next meeting agenda - none

084/18 To agree a date for the next meeting – to be confirmed.

Signed and dated: