

HATHERSAGE PARISH COUNCIL

Clerk – Mr. S. C. Wyatt; *Heart of Hathersage, Main Road, Hathersage, S32 1BB*
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Minutes of the Planning Committee Meeting

Date: 5 February 2021

Time: 7.30pm

Location: Online meeting (Zoom)

Present: Cllrs. Jane Marsden (Chair); Bill Hanley; James Marsden; Heather Rodgers; James Shuttleworth
In attendance: Mr Simon Gedye (part); DDDC Cllr Peter O'Brien; Maura Sorensen (Assistant Clerk)

012/20 Apologies for Absence were received from Cllr Tim Hill.

013/20 To decide any variation in the order of business – agreed to consider the Roslyn Cottage application, first, and invite the applicant, Mr Simon Gedye, to speak to this item.

014/20 Declaration of interests – in relation to the National Trust (NT) Greenwood Farm application, Cllr Rodgers noted she is a member of NT.

015/20 Public participation – Mr Simon Gedye in respect of the Roslyn Cottage planning application.

016/20 **Planning applications**

- .1 [NP/DDD/0121/0072](#) (Roslyn Cottage, 2 Roslyn Road – change of use from a single dwelling house to use as two single dwelling houses). Mr Gedye highlighted the benefits of creating an extra dwelling in a much sought-after location. He noted concerns raised about parking and referenced provision of two off-road parking spaces. Cllrs were satisfied that queries had been addressed and expressed **support** for the application.
- .2 [NP/DDD/1220/1211](#) and [1212](#) (**Greenwood Farm** – application by the National Trust (NT) for change of use, and listed building consent – to convert barns to two holiday cottages; and minor alterations to listed farmhouse for use as holiday cottage). Cllrs had a lengthy discussion about this application. Cllrs **objected** to the application on the following grounds:

Traffic - the proposal for six parking spaces will lead to a significant increase in traffic leading to Greenwood Farm along a narrow rural track which is also a Public Footpath, safety of pedestrians could be a concern. The Council also has further concerns about safe access into the track. The junction with the A6187 will be hazardous from both directions even with the proposed 'improvements' and especially in the absence of a 30mph speed limit at that point. Traffic driving out of the village turning right into the track has very limited vision, traffic coming into the village has not yet come to the 30mph sign, is not expecting traffic to turn left into the track and would be exceeding 30mph at that point- a potentially dangerous situation. A deceleration lane for those turning left to go to Greenwood Farm would require significant and unsightly earthworks and probably be unacceptable on that basis.

Loss of farmland: The Parish Council considers that the National Trust has exhibited poor management of Greenwood Farm over the last few years and that the Trust should have given more consideration to maintaining Greenwood Farm as a working farm. This is a missed opportunity - the National Trust should have encouraged someone earlier to take this on as a 'starter farm' - it would have also addressed a need for an affordable local housing home, given the opportunity to a young farmer just setting out on his/her career and would have boosted the permanent population of the village. The National Trust mission statement states "We'll work with our tenant farmers to improve all our land to a good condition". In addition to the loss of the farmland attached to the property - which is now rented to other non-resident tenants, this is something the Trust has sadly mismanaged over the last few years allowing the land to revert to scrub and sedge-covered fields which were quite recently well managed hay meadows.

The property: The historic character of Greenwood Farm will be lost forever if it is converted for holiday use and the proposed changes would appear to conflict with the PDNP's own Core Strategy RT2 (A) which states: "*The change of use of a traditional building of historic or*

*vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. **The change of use of entire farmsteads to holiday accommodation will not be permitted***

The modern tractor shed represents a very significant asset, is not obtrusive and is not out of place in a rural farmyard setting; it should not be removed.

Sustainability: this development is totally car-dependent. Given the excellent public transport links into the area the Council considers that future visitor/tourist developments should be focused on sites that are accessible/linked to public transport, and therefore more sustainable.

017/20

Cllrs **noted** the following decision notices on planning applications; and decisions on applications for discharge of conditions

- [NP/DDD/0920/0822](#) – Rock House, Church Bank
- [NP/DDD/1120/1123](#) – Odd House, Oddfellows Road
- [NP/DDD/0620/0575](#) – Hillfoot Farm
- [NP/DIS/0121/0020](#) - Westlowe House
- [NP/DIS/0121/0035](#) - Gatehouse Farm Cottage