

HATHERSAGE PARISH COUNCIL

Clerk – Maura Sorensen, Heart of Hathersage, Main Road, Hathersage, S32 1BB.

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Planning Committee

21 March 2023

MINUTES

Present: Cllrs Jane Marsden, Martin Bloor, James Marsden, Tim Hill, Heather Rodgers

In attendance: Kathryne Fraser (Assistant Clerk)

040/23 **Apologies** – Cllr Nick Williams apologies were received and noted.

041/23 **Order of business** – there were no variations in the order of business

042/23 **Declaration of interests** – Cllrs Jane and James Marsden declared that they rented other land that the owner of the Marquis of Granby building also owns (see item 046/23.5).

043/23 **Minutes of the last meeting held on 10 February 2023** – the minutes of the previous meeting were **confirmed** and signed

044/23 **Public participation** – Mr Peter Boulton was present and spoke in support of his planning application for Newlands, Back Lane, Hathersage (item 045/23.1)

045/23 **Planning applications** – the following applications were considered:

046/23 .1 **NEWLANDS BACK LANE HATHERSAGE NP/DDD/0323/0230**

<https://portal.peakdistrict.gov.uk/03230230>

Proposed single storey rear extension. Conversion of garage to living accommodation. Demolition of lean to porch and replacement with new porch. New terrace and landscaping around the house.

Cllrs have **no objections to the proposed development** as it will improve the accommodation, making it more suitable for modern family living.

However, Cllrs **noted** a discrepancy in the published plans regarding roofing materials as the plans refer to both zinc tiles and tiles of a different material. The applicant explained that the plans have been subsequently updated to ensure consistency of roof tiling material, which will be red zinc. Cllrs can only comment on the published plans but it was **agreed** to highlight the discrepancy in the comments submitted to PDNPA.

.2 **HIGH RODING COGGERS LANE HATHERSAGE NP/DDD/0223/0205**

<https://portal.peakdistrict.gov.uk/02230205>

Proposed extension and refurbishment to existing property, proposed timber fence to neighbour boundary, widening of driveway and any landscaping and associated works.

Cllrs felt they could **not fully comment** on this planning application as there were no measurements in the plans to state how high the new roof will be. The drawings indicate that the house will become taller than neighbouring properties and thus be out of keeping. Concern was also expressed that the plans proposed adding a side window which will overlook a neighbouring property.

Cllrs requested more details of the proposed height of the new roof before they could form an opinion on the application.

.3 **1 DOWNING ROW HATHERSAGE NP/DDD/0223/0155**

<https://portal.peakdistrict.gov.uk/02230155>

Erection of a stone built garage in the parking area for our property.

Cllrs have **no objections** to the plans and they felt that it was a good design, sympathetic to the history of the site, where a previous building had once been sited.

.4 **FILLING STATION MAIN ROAD HATHERSAGE NP/DDD/0223/0219**

<https://portal.peakdistrict.gov.uk/02230219>

Advertisement consent - Replacement canopy fascia signs (Illumination to be disconnected) Replacement totem / PID price sign including illuminated elements (Illumination to be disconnected except for price signs and Texaco star). Replacement spreader signs, column mounted over pumps,(Illumination to be disconnected). Replacement shop frontage signage including downward facing trough light 2no. Wall mounted customer parking signs (Non illuminated) 3no. Wall mounted product information signs (Non illuminated)

Cllrs have **no objections to the front signage** but **expressed concerns about the 'TEXACO' sign** on the side of the building as it is too large and is too visually dominant.

.5 **Marquis of Granby NP/HPK/1222/1543**

<https://portal.peakdistrict.gov.uk/12221543>

Applicant's offer of £100k as an off-site contribution to delivering affordable housing (the planning application was initially considered by Planning Committee on 17 January 2023). Planning application is linked to NP/HPK/1222/1563

Cllrs did **not support the offer of a cash payment** instead of building affordable homes and felt that the £100k being offered could be put towards the building of additional affordable homes on the site.

047/23 .1 **PDNPA decisions noted:**

- **Leach House** Leadmill NP/DDD/0822/1053 – **Appeal**
- **Roslyn Cottage** 2 Roslyn Road Hathersage NP/DDD/0422/0553 – **Granted**
- **Gatehouse Farm** Cottage Gatehouse Lane Hathersage NP/DDD/0322/0416 – **Granted**
- **Lane End** Baulk Lane Hathersage NP/DIS/0223/0183 – **Condition discharged**

048/23 **Date of next meeting:** the next meeting will be scheduled in response to planning applications received by the Parish Council

The meeting closed at 7.50pm