

HATHERSAGE PARISH COUNCIL

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Planning Committee Wednesday 9 August 2023

MINUTES

Present: Councillors Jane Marsden (Chair), Tim Hill (Vice-Chair), Rosie Olle, Nick Williams, Martin Bloor, Heather Rodgers

In Attendance: Kathryne Fraser (Assistant Clerk)

024/23 **Apologies for absence** – apologies were **received** and **noted** from Councillor James Marsden

025/23 **Order of business** – it was **agreed** to consider item 035/23 Spittlehouse Bridge after all other business had been concluded

026/23 **Public participation** – no members of the public attended the meeting

027/23 **Declaration of Interests** – Councillor Nick Williams disclosed a pecuniary interest in item 035/23 (Network's Rail planning application to vary a condition regarding Spittlehouse Bridge). Councillor Williams requested a dispensation to participate in the discussion due to the specialist nature of the condition variation being sought; Councillor Williams stated he would withdraw from the meeting before the Planning Committee discussed, and reached a decision, on the application.

The Assistant Clerk considered the request for a dispensation under the Parish Council's Standing Orders (Code of Conduct and Dispensations). The **dispensation was granted** on the grounds that it was appropriate in this case to allow Councillor Williams to present information to Planning Committee to enable it to make a more informed decision in an application which included complex measurements and contradictory technical detail.

Councillor Jane Marsden declared an interest in Item 035/23 (Spittlehouse Bridge).

Councillor Rosie Olle declared that she is an employee in the PDNPA's planning team.

028/23 **Minutes of the last meeting held on 17 July 2023** – the minutes were **confirmed** and **signed** by the Chair

Planning Applications – the following applications were considered:

029/23 **1 HILLSIDE COTTAGES SHEFFIELD ROAD HATHERSAGE NP/DDD/1122/1351**

Proposed rear dormer and front velux

<https://portal.peakdistrict.gov.uk/11221351>

- (a) **Flat roof rear dormer** – Planning Committee **agreed unanimously to object** to the installation of a flat roof dormer due its poor design, poor use of materials, and the proposed size of the dormer being out of proportion and not in keeping with the row of six small, traditional cottages.

- (b) **Front velux** – Planning Committee **agreed**, by a majority vote, to **support** the installation of a window but only on condition that it was a conservation roof light. Councillors Rosie Olle, Tim Hill, Nick Williams, Martin Bloor voted to support a conservation roof light; Councillor Heather Rodgers objected the installation of both a velux window and a conservation roof light.
- (c) **General** – Councillors expressed concern that making a small cottage larger would potentially reduce the availability of more affordable two—bedroom properties in the village.

- 030/23 **FURTHER HOUSE BAULK LANE HATHERSAGE NP/DDD/0723/0770**
Listed Building consent - Formation of new doorway to the ground floor between the kitchen and dining room.
<https://portal.peakdistrict.gov.uk/07230770>
Planning Committee had **no objections** to the planning application as the proposed changes will improve the layout of the house.
- 031/23 **STANAGE HIDE UNNAMED ROAD FROM THE DALE TO CAM HEIGHT HATHERSAGE**
NP/DDD/0723/0805 **Addition of 9 solar panels on south elevation of roof**
<https://portal.peakdistrict.gov.uk/07230805>
Planning Committee had **no objections** to the planning application on the basis that solar panels will avoid noise from a generator and suggest that the use of black non-reflective panels will ensure there is no reflective glare from sunlight.
- 032/23 **1 MILLERS BANK SCHOOL LANE HATHERSAGE NP/TCA/0723/0866**
<https://portal.peakdistrict.gov.uk/07230866>
Conservation Area Tree Work: Dismantle of dead / dying elm. Dismantle of large elm limb over house - dying and excessive lean dangerous. Dismantle of smaller elm - dying. Branches chipped and taken off site, all timber and larger cord staying on site.
This planning matter was **noted** and did not require a view of the Parish Council.
- 033/23 **LEACH HOUSE UNNAMED SECTION OF B6001 FROM STATION ROAD TO BARNCROFT LEADMILL**
NP/DIS/0723/0840
<https://portal.peakdistrict.gov.uk/07230840>
Discharge of conditions 3 and 21 on NP/DDD/0821/0906
Planning Committee had **no objections** to the discharge of conditions.
- 034/23 **GREENS HOUSE COTTAGE OUT LANE HATHERSAGE NP/NMA/0723/0817**
<https://portal.peakdistrict.gov.uk/07230817>
Non Material Amendment on NP/DDD/0721/0738: External amendments to the windows due to design development and a slight configuration to the rear of the building to the configuration of the utility and plant room.

Planning Committee **unanimously objected** to the application being ‘non-material’ and agreed that the extent of the changes being proposed were so substantial that the application should be considered as a s.73 variation of condition planning application.
- 035/23 **SPITTLEHOUSE BRIDGE (BRIDGE MAS/25) NORTH OF A6187 HATHERSAGE ROAD HATHERSAGE**
NP/DDD/0723/0788 **(with amended plans - attached)**
S.73 application for the variation of condition 6 on NP/DDD/0123/0100
<https://portal.peakdistrict.gov.uk/07230788>

Councillor Jane Marsden handed the Chair to Councillor Tim Hill for item 035/23 as she had declared in interest in the planning application.

Councillor Nick Williams informed the Committee that Network Rail's application to change the condition requiring it ensure a height and clearance of the new bridge decking of a "... *minimum of 3.776 meters or that of the existing bridge, whichever is the greater...*", will have a significant and detrimental impact on his access and use of his property, Cunliffe House, if it is approved.

A lower bridge will prevent access to the property by farm vehicles, horse lorries and septic tank vehicles, as a minimum height clearance is required. Councillor Williams stated that the existing height of the bridge is 3.808 metres.

Councillor Williams drew the Committee's attention to a written submission to PDNPA, from his chartered surveyor (Fisher German), challenging Network Rail's measurement of an existing height of 3.404 meters, further stating that Network Rail have cited four different measurements of the height of the bridge during the application process.

Councillor Nick Williams left the meeting at 15.15pm.

Hathersage Parish Council does not consider the proposed application to be a '**Minor revision design of bridge modification works previously consented through the Network Rail (Hope Valley Capacity) Order.**' Any height reduction could have a significant impact on the owner of Cunliffe House as this is their only vehicular access to the property. It is vitally important that all vehicles servicing the property (e.g. those needing to empty the septic tank) have clearance of the bridge.

Network Rail has cited four different measurements of the height of the bridge during the application process. There are two plans uploaded to this current application, one showing the height of the existing bridge to be 3.404 metres and one showing 3.7116 metres. The Parish Council has little confidence in the measurements shown on the submitted plans, as four different height levels have been given.

Hathersage Parish Council's Planning Committee has therefore **unanimously agreed to object** to Network Rail's s.73 application to vary condition 6 of NP/DDD/0123/0100 for the following reasons:

- Councillor Williams, and his family, were given a clear assurance, at PDNPA's Planning Committee on 22 April 2023, that the "height and clearance of the new bridge decking over the access road shall be a minimum of 3.77m or that of the existing bridge, whichever is the greater."
- Anything lower than the existing height of the bridge which was measured last August as 3.808 metres will result in significant detriment to the Cunliffe property as it will prevent access by farm vehicles, horse lorries and septic tank vehicles.
- Network Rail's inconsistent measurements during the application process provide no confidence in the amended plans submitted with this application. which fail to properly address the gradient of the road and its impact on height clearance and vehicles using the bridge.
- We cannot therefore accept this conflicting evidence as being fit-for-purpose and therefore **request that PDNPA ensure that all measurements are accurate and that, taking account of the gradient beneath and to the north of the bridges, they provide the required height clearance for vehicles to access Cunliffe House.**

- 036/23 **Planning Appeal**
LEACH HOUSE UNNAMED SECTION OF B6001 FROM STATION ROAD TO BARNCROFT LEADMILL
Regularisation of unauthorised work to rear roof over bathroom
Appeal Reference - 3314891
<https://portal.peakdistrict.gov.uk/3314891>
Planning Application Reference: NP/DDD/0822/1053 & NP/DDD/0822/1054
PI Appeal Reference: APP/M9496/W/ 23/3314889/3314891
Appeal Start Date: 17 July 2023
Planning Committee **noted** the appeal.
- 037/23 **Date of Next Meeting** – to be confirmed

The meeting closed at 15.35pm