

HATHERSAGE PARISH COUNCIL

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

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Minutes of a meeting of the 29 April 2024 meeting of Hathersage Planning Committee

Present: Cllrs Jane Marsden (Chair); Martin Bloor; Tim Hill; Rosie Olle; Heather Rodgers; Nick Williams
In attendance: Maura Sorensen, Clerk

- 103/23 Apologies for absence – Cllr James Marsden.
- 102/23 To decide any variation in the order of business – none.
- 103/23 Declaration of interests – minute 106/23.1 (Westlowe Lodge planning application); Cllr Marsden declared business transactions with the owner.
- 104/23 Public participation – an opportunity for any members of the public to make any representation to the Planning Committee in respect of items on this agenda – there were no members of the public in attendance.
- 105/23 Minutes of the meeting of 27 March 2024 were **confirmed**.
- 106/23 To **consider** planning applications:
- .1 [NP/DDD/0324/0317](#) – Westlowe Lodge, Jagers Lane – demolition of existing single storey extension and replacement with new single storey extension comprising sitting room and garden store – public consultation end date **3 May**. There were no objections but some concerns were voiced about the design of the extension. Suggested it was out-of-scale with the dwelling. Cllrs noted the original footprint has been substantially increased over the years. Cllrs also suggested it should be stipulated that non-reflective glass be used in the south-facing window, to avoid any glare hazard for road users travelling from the direction of Abney.
 - .2 [NP/DDD/0324/0329](#) – Cow Close Farm, Birley Lane – external works to existing building – public consultation end date **3 May**. There were no objections.
 - .3 [NP/DDD/0424/0345](#) – Leach Barn – use of a previously refurbished barn as holiday accommodation and construction of a replacement extension – public consultation end date **10 May**.
Cllrs flagged the statement in the original application that the development was more than 20m from a watercourse, noting this was not the case and noting the potential for flooding (from the leat, from the River Derwent).
Cllrs raised **objections** to the application noting the proposed flat roof extension was out-of-keeping and that a pitched roof was more traditional for a barn. Cllrs also referenced the PDNPA response to a previous planning appeal noting the same issues applied [with this application]:
Building form – *while the overall form of the original building would largely be retained, and the number of new window and door openings would be limited, the proposed alterations would nonetheless lead to the barn taking on a more domestic appearance. This would be apparent whether approaching from west or east, and consequently the agricultural character and traditional appearance of the existing building and its contribution to the rural setting, would be diminished. External areas* – *the eastern part of the plot would be retained as a grassed area, apart from a paved strip which would run alongside the building providing access between the arched doorway and the terrace. This part of the site is visually linked to the adjoining open field and contributes to the agricultural character and appearance of the site and area. Although the proposal does not describe this site as part of the garden, it seems likely that, over time, it would inevitably come to be used as such ‘it is considered likely that there would be a proliferation of domestic paraphernalia such as garden furniture which could not practically be controlled by conditions; this would detract from the barn’s character and significance as a traditional agricultural building within the wider rural landscape’.*

- .4 [NP/DDD/0324/0823](#) – Needle Mill Cottage, Barnfields – erection of double garage – public consultation end date **13 May**. There were no objections.
- 107/23 **Withdrawn application – noted:** [NP/DDD/1223/1455](#) – Hall Cottage, Baulk Lane (*Listed Building consent - taking down a short section of boundary wall and formation of a fenced enclosure to allow vehicle access to the barn*).
- 108/23 **Planning decision – noted:** [NP/DDD/1223/1456](#) – Broadview, Ninelands Road (*demolition of existing car port and conservatory; single storey rear extension to existing property; re-roofing; replacement of windows; and external alterations to front and rear lawn and driveway*) – **granted conditionally**.
- 109/23 Next meeting – will be held as and when there are new planning applications for consideration.

Meeting closed at 3.00pm