

HATHERSAGE PARISH COUNCIL

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Hathersage Planning Committee meeting 17 December 2024 Minutes

Present: Cllrs Tim Hill (Chair for the meeting), Martin Bloor, Steve Dempsey, Heather Rodgers, Rosie Olle and Nick Williams

In attendance: Mr Jez Wilman and Mr James Mappin (*part - for agenda item 6.1*)

- 023/24 Apologies for absence received and accepted from Cllrs Jane Marsden, James Marsden.
- 024/24 To decide any variation in the order of business - none.
- 025/24 Declaration of interests - Cllr Rosie Olle declared an interest as her home overlooks the property.
- 026/24 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. Neighbours Mr. Jez Wilman and Mr. James Mappin made representations saying they had not received any notification from Peak Park about the planning permission nor had street notification signs been erected. Mr Wilman explained that he had already sent a letter to the Peak Park Planning Authority and expanded on the content of the letter (*the letter had been shared with the Parish Council*). Mr Wilman noted he was also representing Miss Edwards who lived in a neighbouring house (Suma).
- 027/24 Minutes of the meeting of 22 July 2024 – to be reviewed, confirmed and signed at the next meeting.
- 028/24 To **consider** planning applications:
- .1 [NP/DDD/1224/1315](#) – Cannon Croft and Nether Croft, Cannonfields - proposed first floor gable extensions increasing the first floor area and alterations to the frontage of the property to enable the other changes and improve the aesthetic and character of the building – **public consultation end date 1 January**.

Hathersage Parish Council considers this yet another extension to what was originally a small bungalow, turning it into a large five bed roomed, two family, two storey property on a narrow site. It is overdevelopment on this small site.

There is very little room between Cannon Croft and the neighbouring property, Ivanhoe. The proposed lifting of the roof level - to add an extra storey with roof lights - will cause loss of light and will certainly mean that, from there, it will be easy to look into the existing windows on the west side of Ivanhoe, the property next door.

Hathersage Parish Council suggests the proposed design is inappropriate in both scale and design, and out of character with nearby properties. The introduction of such large windows on the south side will be very visible from the countryside on the south side and cause a large area of reflection; if this is permitted this **MUST** be in non-reflective glass.

The access to the property is via a narrow drive leading to a double garage block which we feel allows inadequate parking for what is in essence two family homes with a total of five bedrooms.

Mr. Wilman commented that they only heard of this planning application as their neighbour had advised them of minor alterations to the property. If their neighbours had not spoken to them, they would have known nothing about this and had no time to comment. They and

their neighbours had NOT received any notification at all from Peak Park, nor were there any street-side poster notices attached. Mr Wilman - also representing Miss Edwards living at Suma, another neighbouring property - and Mr Mappin stated that the lifting of the roof would cause loss of light, and also amenity, to the area.

Hathersage Parish Council was deeply concerned about this planning application as the closing date for consultation January 1st included several Public Holidays. As due process had not been followed in this case with regard to residents' notification and public signage, Hathersage Parish Council suggests that the consultation end date is extended and that the Planning Committee should visit this site as the design is not easily visualised without a site visit. *The Parish Council notes that the consultation end date was subsequently extended to 8 January.*

For the reasons described Hathersage Parish Council **objects** to the proposals as submitted due to the detrimental effect on neighbouring properties.

029/24 **Noted** planning decisions and withdrawal of planning applications since the July 2024 meeting.

Meeting closed at approximately 12.05pm.