

# OVER HADDON PARISH COUNCIL

Clerk to the Council: Mr Matthew Lovell  
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Minutes of the meeting of Over Haddon Parish Council held at 8:00 pm on Monday 30<sup>th</sup> January 2017 in the Village Hall, School Lane, Over Haddon, DE45 1JE.

Present: Councillors Penny Aitken (Chair), Zena Hawley, Dick Foxon, Kay Staniforth and, Parish Clerk and 0 members of the Public

## **PART I – NON CONFIDENTIAL INFORMATION**

- 116 To receive apologies for absence  
Apologies were accepted from Councillor Roger Truscott
- 117 Variation of Order of Business and clerk's notification of time constrained items  
No variation was required. The clerk noted the arrival of Bakewell Neighbourhood Plan by email this morning for which comments are due on the day of our next meeting. Councillors agreed the content did not appear to affect our parish and that a Council response was unlikely.
- 118 Declaration of Members Interests  
Interests in respect of this meeting requiring declaration were not required.
- 119 Public Speaking  
a) No matters raised
- 120 To approve the Minutes of the Meetings held on Monday 9<sup>th</sup> January 2017.  
Council approved the minutes for signature by the Chair.
- 121 To determine which items if any from Part 1 of the Agenda should be taken with the public excluded- none
- 122 Planning Applications and Reports  
**Decisions received:** none  
**Applications returned to meet deadlines:** none  
**Applications:** NP/DDD/1016/0978 – Hallyard House Bakewell Road – Proposed erection of domestic garage

Council objects to this application on four grounds:

- 1) The proposed new building will remove a further 7 spaces from an actual car park. References in the Access Statement to a former car park in the proposal should be removed and the reference to the craft centre is a red herring as the car park belongs to the properties created from its conversion. Council also notes that the current plan fails to identify the 3

- spaces on the existing area that were a condition of NP/DDD/0909/0824
- 2) Concerns are raised as to the reduction in car park spaces and building on the car park area.

Planning approval for NP/DDD/0301/122 in March 2001 required space provision for “15 car parking spaces and secure cycle parking for residents and visitors, designed, laid out and constructed all as may be agreed with the Peak District National Park Authority and maintained thereafter free from any impediment to its designated use.” Clause 7 notes the approval is subject to “Maintain car parking for dwellings and business uses.”

The approval for planning application NP/DDD/0204/0236 – Manor Barn was granted at the planning meeting of 28 May 2004 subject to landscaping of car park. Condition 9 of the consent requires that 6 car park spaces shall be provided exclusively for Manor Barn and remain hereafter. It is noted that the application letter BT220104 states “we are content for it to be conditioned that spaces remain as they are, with no prospect of building garaging or other structures there.” Drawing 2114/4A shows a total of 44 spaces – but the notes require amendment as 6 were designated rather than the 4 in the proposal.

NP/DDD/1005/0967 – Demolition of Manor Farm Workshop and erection of 3 dwellings: “7. Car parking provision over the road on private car park – 6 spaces for the houses and 1 for the office (which would provide 44 spaces to serve developments at Manor Farm).”

NP/DDD/0909/0824 – Hallyard House shows a plot encompassing the 8 office car park spaces which were agreed to be re-landscaped to reduce to 3. Condition 5 states “Thereafter the parking spaces shall be permanently maintained free of any obstruction for their designated use”.

This proposal is for a garage building and one space which will replace Nos 14 to 20 per 2114/4A ie 7 more car park spaces on top of the previous 8. No mention is made of the 3 existing that replaced the 8 in the previous application, are these to be lost as well contrary to the conditions?

Council would wish to be assured that the removal of these further 7 spaces does not infringe on the parking rights of the other properties with the car park map updated to clearly show which space belongs to which property for residential and visitor parking. It also queries whether the conditions that: the spaces remain with no prospect of building garaging or other structures still apply.

- 3) Council is concerned that the vagueness of which spaces belong to the houses of Manor Farm are in part to blame for the problems of parking on Bakewell Road and the congestion at the junction with Monyash Road. The increasing number of complaints about inconsiderate parking right up to the junction on both sides both by residents and visitors which narrow the street and impede bus, farm and emergency traffic has led council to ask Highways for a site meeting to discuss what measures need to be taken to alleviate this. Clarity of which, and use by, the existing houses of the spaces belonging to them as residents, holiday makers and their visitors would be a major step to aid this and would assist in keeping the gateway to the village safe and unimpeded.
- 4) This proposal appears to add a building on its own additional plot to Hallyard and if this garage is permitted there should be protection clauses tying it to the property to ensure that at some future point it cannot be

converted to an independent dwelling.  
Over Haddon Parish Council considers that this application should be refused.

Report of the Clerk / matters for decision: -

123 Community consultation next step

It was agreed that Councillors would be happy for the Village Hall committee to invite the PDNPA Communities Officer and parish councillor representative/s to the start of their meeting on 20<sup>th</sup> February to give an outline talk on starting a community consultation. The results of this could then help formulate a basis for presentation by councillors attending to the next Council meeting for agreement as to the role council will formally play and the officer thereafter be invited to address a public meeting.

124 Street lighting – proposal to limit hours on street lamps

A broken light 65127 outside the hall was noted and that 065122 is designated part night but remains on all night. Council will await parishioners' response to the newsletter before asking County to limit other lamps.

125 Footpaths and Highways

Clerk to chase the PROW map requested.

126 Unity Bank signatories and resolution

Council resolved to change banks to Unity Trust Bank closing the accounts at RBS and transferring balances to them. It was agreed to have any two councillors signatures for cheques and to use the three authorisers for external internet banking - the parish clerk is to View and Submit and any two councillors can View and Authorise payments.

It was noted that RBS appear not to hold the envelope under receipt 909252.

127 Date of next meeting.

Monday 13<sup>th</sup> March 2017

**PART II – CONFIDENTIAL INFORMATION**

To move the following resolution - "That in view of the confidential nature of the business about to be transacted (in respect of the personal situation of an employee which could result in legal proceedings) it is advisable in the public interest, that the press and public be temporarily excluded and they are instructed to withdraw."

none

The meeting ended at 21:12