

OVER HADDON PARISH COUNCIL

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Minutes of the Extraordinary meeting of Over Haddon Parish Council held at Over Haddon Village Hall at 8:00 pm on Monday 3rd February 2025

Present: Councillors: Zena Hawley, Roger Truscott, Sally Mosley, Joe Oldfield, Parish Clerk, and 8 members of the Public

PART I – NON-CONFIDENTIAL INFORMATION

- 989 Apologies for absence
Council accepted apologies from: Cllr T Walton, DDDCllr Bob Butcher and DCCllr Alasdair Sutton
- 990 Variation of Order of Business and clerk's notification of time constrained items
No variations required.
- 991 Declaration of Members Interests
Interests declared in respect of this meeting: none
- 992 Public Speaking
a) Members of the public – None

b) DDDCllr Bob Butcher and DCCllr Alasdair Sutton sent apologies.
- 993 To approve the Minutes of the Meeting held on Monday 13th January 2025
Council approved the minutes for signature by the Chair.
- 994 To determine which items if any from Part 1 of the Agenda should be taken with the public excluded- none
- 995 Planning Applications and Reports

Decisions received: None

Applications returned before the meeting: None

Applications:

1. NP/DDD/1224/1403, Sough Mill, Over Haddon, Change of use of Sough Mill to a residential dwelling, associated internal and external alterations including a replacement ground floor room, works to the sluice gate, works of hard and soft landscaping, parking and other works incidental to the application proposals.
2. NP/DDD/1224/1404, Sough Mill, Over Haddon, Listed Building consent - Change of use of Sough Mill to a residential dwelling, associated internal and external alterations including a replacement ground floor room, works to the sluice gate, works of hard and soft landscaping, parking and other works incidental to the application proposals.

The Council gave the following comments on the above applications to be submitted to the Peak Park Planning Authority:

Overlooking or loss of privacy. Loss of light or overshadowing. Harm to resident/amenity.

Apart from its natural setting, being what it is, The Parish Council don't see that the proposed planning application will alter the situation regarding light and privacy for the residents of the mill or the nearby neighbours.

Highway safety, traffic or parking

The plan for the building and permanent residents there will increase traffic from the existing situation. As it is such a steep and winding road, the Parish Council feel there should be highway conditions applied to this application as it could be a danger to people on what is a regular walking/hiking/cycling/horse riding route by users of the bridleway through Meadow Place. The Parish Council would support any recommendations for traffic safety, in particular, speed control due to the national speed limit on that section of road.

Impact on character and appearance of the local area

Any development and work which takes place at the mill will change the character and appearance of the building in the existing landscape and area - currently, it is a rundown historic corn mill and so any development will alter this, such as creating a garden or car parking - which will happen if it is a residence - will alter the character of the area.

Impact upon the landscape

Essentially the response to the consideration above carries similar weight with this one - any development and work which takes place at the mill will change the character and appearance of the building in the existing landscape and area - currently, it is a historic corn mill and so any development will alter this. Creating a garden or car parking - which will happen if it is a residence - will alter the character of the area and will jar with the landscape

Impact upon biodiversity

Lathkill Dale is such an important scientific and ecological site it cannot be left to chance that all species and habitats have not been carefully assessed in this process - they must be as there are protected and rare species such as dippers and long eared brown bats in the area. The Parish Council also have concerns about the "clean" water that will be released into the River Lathkill from the sewage system and other materials that could find their way into it from everyday living in a previously untenanted building. The Parish Council would like it noted that the River Lathkill is one of the cleanest rivers in England and feel that it is vital this is preserved.

Impact upon archaeology or heritage assets such as a conservation area, listed building or scheduled monument.

Without doubt as the last surviving mill building- and a listed building - on the River Lathkill, Sough Mill, and its machinery, have high heritage significance - as the heritage impact assessment points out. As a Parish Council, the view has been expressed to us, and by us, that it would be of public benefit if the mill and its workings could be made accessible, otherwise the heritage importance is lost to everyone but the owners of the mill. It should be noted that the Mill is one of only four listed structures in the village.

Impact upon community facilities, recreation, the economy or housing.

Unfortunately, the plans for this building as they stand do not benefit the community of Over Haddon in any way. In fact, with additional traffic and the changes to the building and its landscape could be detrimental to the many people who regularly walk this public road and footpath. However, it should be noted that the Parish Council supports the conservation of the Mill as an important heritage asset.

Climate change

It is uncertain whether or not alterations proposed will have a detrimental impact on

the river and increase the risk of flooding in the area. Upstream of the mill, the river has certainly seen a significant increase in rising water levels, flooded paths and erosion in recent years.

Design

The Parish Council feels that the proposed design for the building is very good but the landscaping is a concern though if it is kept simple this would be less of a problem. The question has to be whether or not it is suitable for this building in the long run and if it will indeed detract from the area, landscape and heritage.

Ultimately the Parish Council requests that the application be sent to committee for decision.

Should the application be passed the Parish Council requests that the following conditions be placed:

1. The property should be opened to the public on an annual basis, especially to residents of Over Haddon. This should be covered by a covenant in order to retain this access in perpetuity.
2. There should be no domestic paraphernalia left outside the property, at any time, to prevent harm to the character of the site and landscape.

996 Correspondence –

1. The Clerk reported that the DCC had sent her the forms for the licenses to install the signposts and she would work with Cllr Walton to complete them. It was noted that there is a £100 charge for each license.
2. The Clerk reported that she had received correspondence regarding a request for the spreading of ashes at Lathkill Dale. It was agreed to send the individual making the request to Natural England.
3. The Clerk reported that she had spoken to the Officer in charge of the car parking review and the Council were welcome to put up a noticeboard at the toilets if they fund it. The officer is also looking into the movement of the bins to other locations around the village and the new £2.20 charge per day was noted.
4. The Clerk reported that she had once again requested No Vehicle signage for the river crossing and was awaiting a response from DCC.

Date of next meeting.

Monday 10th March 2025 commences at 8:00pm

Dates of meetings- Monday 10th March 2025, Monday 14th April 2025, Monday 12th May 2025, Monday 14th July 2025, Monday 15th September 2015, Monday 10th November 2025 (2nd Monday bi-monthly)

The meeting ended at 8.55pm