

## HATHERSAGE PARISH COUNCIL

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

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### Hathersage Planning Committee meeting 22 July 2024 Minutes

**Present:** Cllrs Jane Marsden (Chair), Tim Hill, Heather Rodgers, Nick Williams

**In attendance:** Maura Sorensen (Clerk); member of the public Simon Gedye (*part for agenda item 6.1*)

- 013/24 Apologies for absence – Cllrs Steve Dempsey, James Marsden and Rosie Olle.
- 014/24 To decide any variation in the order of business - none.
- 015/24 Declaration of interests - none.
- 016/24 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. Simon Gedye attended to speak to agenda item 6.1 (minute 018/24.1). Mr Gedye noted the application related to his own practice. Noted that, currently, the premises is used mainly for parking and storage; a gardening business also operates out of the premises. Mr Gedye expanded on the design proposals including measures to ensure the development aligned with sustainability criteria e.g. reusing materials as far as possible; he shared details of sustainability criteria including where he was looking to use (more) sustainable materials. Mr Gedye noted he had spoken with neighbours about the development and they had expressed support. Mr Gedye noted the public footpath had not been included in the original application plans – an omission – since flagged with PDNPA – noted there would be no impact, from the development, on the footpath. Cllrs flagged some queries including any plans to rent the space. Mr Gedye noted the possibility of using the space as a studio for his own practice, in the short-term. Noted he was not intending to live there. Cllr query flagged about the lifespan of the redeveloped building; Mr Gedye suggested a similar span to a stone-build building – 25-50 years. In response to a Cllr query about the corrugated panels, Mr Gedye noted they would be powder coated; he also highlighted measures to address condensation. Cllrs also flagged access concerns. Noted plans included a reduction in car parking spaces (from five to four). Mr Gedye further noted current users of the parking spaces had not flagged concerns about access.  
*Mr Gedye left the meeting.*
- 017/24 Minutes of the meeting of 3 June 2024 were **confirmed** and signed. Minutes of the 29 April meeting were also signed.
- 018/24 To **consider** planning applications:
- .1 [NP/DDD/0724/0684](#) – garage/store land to rear of former RBS, Main Road – proposed re-use of garage/store as a mixed-use building with flexible space that can be purposed for residential and business use - public consultation end date **5 August**. Cllr Hill expressed reservations however other Cllrs noted support for the application, noting Mr Gedye had addressed the majority of their queries and concerns. Noted, in application consultations, access concerns had been flagged by DCC Highways. Cllrs **noted** the premises is in Flood Category 1. **By majority agreement - no objections to the application.**  
Applications for work on trees (in relation to ash die back).
  - .2 [NP/TCA/0724/0681](#) – Eastwood House, Church Bank. No objections.
  - .3 [NP/TCA/0724/0682](#) – Highbury Cottage, Church Bank Lane. No objections.

Signed:

Date:

- 019/24 **Noted applications shared since the 3 June meeting where it was agreed no response was necessary:**
- .1 [NP/DDD/0624/0613](#) – 1 Park Edge – installation of an air source heat pump.
  - .2 [NP/DDD/0324/0317](#) – Westlowe Lodge – demolition of existing single storey extension and replacement with new single storey extension.
- 020/24 **Bank House bins management and storage: noted** a recent complaint (June 2024) raised by a resident about Bank House refuse/bins management, including querying related planning conditions. The complaint had been flagged with DDDC Environmental Health; an Officer had undertaken a site visit and found there was no case to answer. Noted the original planning consent states bins must be kept within the bin store. Flagged the bins are regularly left outside for periods prior to and following collection; the Chair referenced previous instances when similar concerns had been flagged about bins being left outside, with rubbish also strewn on the ground, potentially attracting vermin. Cllrs further commented on the relatively recent addition of a stainless-steel sink attached to the external wall – queried whether planning permission had been sought/granted. **ACTION - Clerk to liaise with PDNPA on refuse management and breaching of the planning conditions; and to query planning permission for the external sink.**
- 021/24 Noted a recent complaint about siting of benches – and obstructing the pavement - outside the new café (next to Go Outdoors) on Main Road. Cllrs agreed it was a potential health and safety hazard. Further noted the benches had not been sited outside recently – suggested the matter may have been flagged with the owners – agreed to monitor.
- 022/24 Date of next meeting to be confirmed as/when there are further planning applications to be considered.

**Meeting ended 15.00**

Signed:

Date: