



ECCLESFIELD PARISH COUNCIL

TO ALL MEMBERS OF THE ENVIRONMENTAL PLANNING COMMITTEE

10 October 2019

Summons

Dear Sir / Madam,

You are respectfully summoned to attend the next meeting of the Environmental Planning Committee on **Thursday 17 October 2019 at 6.30pm** at the Council Offices, Mortomley Lane, High Green.

Recording meetings

You can take photographs, film and audio-record the proceedings at Council and Committee meetings whilst they are open to the public. The recording has to be conducted under the direction of the Chair of the meeting and follow our protocol on audio and visual recording and photography at council meetings. Anyone wishing to record should let the Chair of the meeting know prior to, or at the start of, the meeting and the recording must be overt (i.e. clearly visible to anyone at the meeting), but non-disruptive.

Public Participation

To receive questions and petitions from members of the public under the direction of the chairman and in accordance with the Council's Standing Orders. (Members of the public should please note that the Council reserves the right to respond in writing if any matter requires further research or consideration and that reports should be submitted in writing beforehand so they can be dealt with under correspondence.)

Yours sincerely

Cllr T Bawden
Proper Officer to the Council

Councillors: T. Bawden (ex officio), J. Brownrigg, A. Henstock, A. Hooper, G. Lakin,
Mrs C. Levery and D. Ogle.


AGENDA

29. **To receive apologies for absence from members and to consider the reasons for absence.**
30. **To receive any declarations of personal and/or disclosable pecuniary interests from members on items to be discussed at this meeting.**
31. **To identify items for discussion which may require the exclusion of the press and public.**
32. **Neighbourhood Plan**
A date has been arranged for the neighbourhood plan consultant, Andrew Towleron on 21 November 2019 at 7.30pm (following planning committee meeting)
33. **To adopt the Planning Committee Terms of Reference – with amendments (page 5-6 attached)**
34. **Minutes of the previous meeting held on the 19 September 2019 for information (pages 7-9 attached).**
35. **Planning Proposals - to consider applications received.**

| Planning Nos / respond by | Planning proposal address and proposal details |
|---|---|
| 1 19/02983/FUL 2/10/19 | The Phoenix, Greengate Lane, High Green, Sheffield, S35 3GS Internal and external alterations to Public House (Use Class A4) to form convenience store (Use Class A1) including demolition of existing single-storey side extension, smoking shelter and entrance porch and erection of new single-storey side extension, widening of existing access, reconfiguration of car park, part replacement of boundary fence and associated works |
| 2 19/03360/FUL 4/10/2019 | The Woods, 24 Woodhead Road, Grenoside, Sheffield, S35 8RS Erection of rear extension to dwellinghouse to form a swimming pool including balcony (Resubmission of 19/02403/FUL) |
| 3 19/03100/FUL 9/10/2019 | 7 Hollow Gate, Sheffield, S35 1TZ Change of use to part of ground floor from shop to residential including removal of shop front (Retrospective Application) |

Council Offices Mortomley Lane SHEFFIELD, S35 3HS

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| | |
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| 4 19/03416/FUL 9/10/2019 | 44 Housley Park, Sheffield, S35 2UE Replacement of bay windows at ground floor level to dwellinghouse |
| 5 19/03219/FUL 14/10/2019 | High Green Auto Centre / D.J. Angling Centre, 1 Wortley Road, High Green, Sheffield, S35 4LQ Alterations to ground floor shop to provide a take-away hot food shop (Use Class A5) and a retail shop (Use Class A1) and provision of an ancillary office space for the adjoining garage. |
| 6 19/03468/FUL 15/10/2019 | 17 Wortley Road, High Green, Sheffield, S35 4LQ Use of House in Multiple occupation (HMO) (Use Class Sui Generis) as 2no. 1 bed apartments (Use Class C3) including provision of 2no. first floor windows to side (Retrospective application) |
| 7 19/03507 16/10/19 | 36 Glenwood Crescent, Sheffield, S35 1YX Erection of two-storey rear extension to dwellinghouse |
| 8 19/02907/FUL 16/10/19 | Ecclesfield Red Rose J F C, Playing Fields, Nether Lane, Ecclesfield, Sheffield, S35 9ZX Retention to extension to car park |
| 9 19/03498/FUL 16/10/19 | 32 Nether Avenue, Sheffield, S35 8PW Erection of single-storey side and rear extension and raised decking to rear of dwellinghouse |
| 10 19/03517/FUL 17/10/2019 | Land adjacent 9, Heyhouse Way, Sheffield, S35 3AP Erection of dwellinghouse with associated parking |
| 11 19/03548/FUL 22/10/2019 | 48 Woodburn Drive, Sheffield, S35 1YS Demolition of conservatory, erection of two-storey side extension, single-storey front and single-storey rear extension to dwellinghouse |
| 12 19/03244/CHU 24/10/19 | Second Floor 39-41 Station Road, Chapeltown, Sheffield, S35 2XE Use of second floor office as 2no. dwellings (use Class C3) |

| | |
|---|---|
| 13 19/03476/FUL 24/10/2019 | 20 Newton Vale, Sheffield, S35 2YL Erection of two-storey side extension, internal works including partial alterations to attached garage to form habitable accommodation and single-storey rear extension to dwellinghouse |
| 14 19/03597/FUL 29/10/2019 | 89 Green Lane, Ecclesfield, Sheffield, S35 9WY Erection of single-storey side extension to provide a covered entrance |

36. **Licence Applications – none received.**

37. **Correspondence – to consider items requiring a reply or a response.**

37.1 To receive an update from Rotherham Borough Council with regards to Consultation on Draft Supplementary Planning Documents (pages 10-12) – for information

38. **Closure of the meeting and date of future meetings.**

21st November 2019 at 6.30pm

19th December 2019 at 6.30pm

16th January 2020 at 6.30pm



Ecclesfield Parish Council

Environmental Planning Committee Terms of Reference

TERMS OF REFERENCE

Membership:

Six members of the Council – Chairman and Vice Chairman.

That membership of the Committee will be reviewed annually at the annual meeting of the Parish Council in May.

Purpose of the Committee:

The Environmental Planning Committee will oversee the planning consultation on planning applications, Licensing applications and any other associated information relevant to a Planning Committee.

To oversee the Neighbourhood Plan Working Group and the submission of the Neighbourhood Plan.

The Chairman will be elected at the first meeting following the Environmental Planning Committee.

Aims and Objectives:

The role of the Committee is to consider issues relating to:

- Planning applications received in and around the Parish area.
- Consult on planning applications in the Parish area to Sheffield City Council Planning Department.
- Any issues relating to Highways.
- That the Committee will follow the rules for convening its meetings as those applied to meetings of the Full Council, ie public notice, summons/agenda to members and minutes taken and retained.

Meeting arrangements and frequency

Meetings to be held monthly

Meetings to commence at 6.30pm

Meetings to be convened by the Chair of the Environmental Planning Committee

Quorum

A minimum number of three Committee members are required for decision-making purposes.

Reporting and accountability

The group will be a Committee of the Council and as such will refer any matters to the Council that are deemed significant enough to require full Council consideration or approval.

Review arrangements

The Committee will be a standing Committee of the Council. The appointment of the Committee will be considered at the annual Council meeting who may decide to alter or dissolve the Committee as required.

ECCLESFIELD PARISH COUNCIL

Minutes of the Environmental Planning Committee meeting of Ecclesfield Parish Council held on 19 September 2019

Present:

A Henstock (Chair), T Bawden (ex officio), A Hooper, G Lakin and Mrs C Levery

Attendance:

Miss Laura Tickle – Administration Officer (servicing the meeting) and members of the public.

17 **Apologies for absence**

Cllr J Brownrigg sent in his apologies.

Cllr J Swift sent in his resignation from the Planning Committee.

18 **To receive any declarations of personal and/or disclosable pecuniary interests from members on items to be discussed at this meeting**

None received.

19 **To identify items for discussion which may require the exclusion of the press and public**

None received.

Correspondence item – Land Development at Wheel Lane, Grenoside, was brought forward in the meeting by the Chair of Planning.

- Email from resident regarding Land Development at Wheel Lane, Grenoside.

Residents attended the planning meeting to discuss planning application 19/03073/FUL Land between 94-98 Wheel Lane, Grenoside, Sheffield.

Many comments were on the City Council website in relation to planning application 19/03073/FUL, Land between 94-98 Wheel Lane, Grenoside. This application was heard by the Planning Committee and the Chair asked that a representative speak on behalf of the whole group.

The representative stated that they are not objecting to the development of the land, but their concerns are;

- Overdevelopment of the site.
- Out of character with the neighbouring properties.
- Encroachment of Greenbelt.
- The underground reservoir has been backfilled with rubble making the property being built higher than the neighbouring properties.
- Privacy issues.

- Over massing of a building being a lot higher than the neighbouring property of a bungalow.

The Committee supports the neighbours' objections to this planning application on the grounds that it will impact on the nature of the land and be overbearing as it is not within keeping of the neighbouring properties.

The Committee would like a representative to attend the Sheffield City Council (SCC) planning meeting to represent the residents and reasons for these objections.

RESOLVED: The Committee support the residents regarding this planning application. Consultee comment to reflect these objections. Planning Committee Councillor to attend the SCC planning meeting to represent and support the residents regarding this planning application.

20 To consider the Draft Planning Consultation Policy

The Planning Committee reviewed the Draft Consultation Policy.

RESOLVED: That the Draft Planning Consultation Policy be adopted.

21 To consider the Planning Committee Terms of Reference

The Planning Committee reviewed the Terms of Reference and would like to have more information included with regards to the purpose of the Committee.

RESOLVED: That the Planning Committee Terms of Reference be taken back to the next planning meeting 17 October 2019.

22 To consider the list of Policies to be reviewed

Cllrs considered the layout of the Planning Register and would like to keep this to the same format.

RESOLVED: The Planning Register to be reviewed in September 2020.

23 Response from Sheffield City Council, Transport and Traffic – re: Jeffcock Road, High Green

The Planning Committee received a response from the Transport Manager at SCC regarding Jeffcock Road becoming a one-way street. The Planning Committee suggest a meeting with the Transport Manager (SCC) regarding Jeffcock Road and to discuss having a survey conducted.

RESOLVED: Planning Committee to write to the Transport Manager to arrange a meeting with the Thorncliffe Ward Councillors to discuss having a survey conducted.

24 Minutes of the previous meeting held on the 8 August 2019 for information

The minutes had been approved and ratified at 5 September Council meeting. Planning Committee received the minutes for information.

RESOLVED: The minutes be noted.

25 Planning Proposals - to consider applications received

The Planning Committee considered 11 planning applications and could see no grounds for any objections. Comments will be submitted to SCC Planning department to this effect.

RESOLVED: That the Consultee comments be submitted to the SCC Planning department.

26 **Licence Applications**

None received.

27 **Correspondence – to consider items requiring a reply or a response**

Response received from SCC re- Chapeltown Swimming Baths site.

The Chair informed the Committee that the waste left at the site is from the demolition and has not been fly-tipped. This has been noted.

28 **Closure of the meeting and date of next meeting**

Closure of meeting 7.25pm.

Next meeting - 17 October at 6.30pm.

17.10.19 (P)



Laura Tickle <admin@ecclesfield-pc.gov.uk>

Consultation on Draft Supplementary Planning Documents

1 message

Planning, Policy <Planning.Policy@rotherham.gov.uk>

4 October 2019 at 13:34

Consultation on Draft Supplementary Planning Documents

4 OCT 2019

Dear Sir/Madam

Following adoption of the Local Plan Sites and Policies document in June 2018, the Council is undertaking consultation on a number of Supplementary Planning Documents (SPDs) which provide more detailed guidance on how policies in the Local Plan will be applied when determining planning applications:

- Draft Householder Design Guide SPD
- Draft Development in the Green Belt SPD
- Draft Equal and Healthy Communities SPD
- Draft Town Centre Uses and Developments SPD
- Draft Air Quality and Emissions SPD
- Draft Shop Front Design Guide SPD

How can I comment on these documents?

The Council is now seeking your views on these documents during the consultation period which runs from **7 October to 4 November 2019**.

You can view and comment on the draft documents using our online consultation website at <https://rotherham-consult.objective.co.uk/kse> Paper copies are also available during normal opening hours at the Council's main office at Riverside House, Main Street, Rotherham S60 1AE.

Comments should be made via our consultation website. This is the Council's preferred method for receiving representations. Alternatively you can submit your comments by email to planning.policy@rotherham.gov.uk using the relevant representation form (available from the consultation website or on request from Planning Policy). Please clearly mark your email as "SPD consultation".

Draft Supplementary Planning Documents October 2019

INFORMAL SUBMISSION - OPEN

Consultation on draft Supplementary Planning Documents

SURVEY
DETAILS

SURVEY

More
Information

Planning Policy

Rotherham MBC
01709 823869

Planning Policy,
Rotherham MBC,
Riverside House,
Main Street,
Rotherham, S60
1AE

Planning Policy,
Rotherham MBC,
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Main Street,
Rotherham, S60
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Supporting
Files

DRAFT Air quality
and emissions
SPD.pdf

DRAFT
Development in
the Green Belt
SPD.pdf

DRAFT Equal and
healthy
communities
SPD.pdf

DRAFT
Householder

PRIVACY POLICY

If you take part: your name will not be shown,
your answers will not be shown, your town/city
will not be shown

COMPLETE A RESPONSE
FORM

This event requires you to first Login or Register before
providing a response.

The Council has prepared a number of draft
Supplementary Planning Documents (SPDs) which provide
additional detail and guidance to support Local Plan
policies. They will help applicants when preparing planning
applications, and assist in speeding up the planning
process. Once adopted they are a material consideration
which can be taken into account when determining
planning applications.

The Council is now seeking your views on the following
draft documents:

- Draft Householder Design Guide SPD - provides guidance on extensions to homes and development within residential plots.
- Draft Development in the Green Belt SPD - provides guidance relevant to proposals for developments in the Green Belt.
- Draft Town Centre Uses and Developments SPD - provides guidance on undertaking sequential and impact test assessments to support proposals for new shops and other town centre uses, and on how

In line with The Town and Country Planning (Local Planning) (England) Regulations 2012, which require the Council to notify any party regarding the adoption of Supplementary Planning Documents where this has been requested, please let the Council know if you wish to be notified of the adoption of any of the Supplementary Planning Documents.

Following this consultation, a statement will be prepared setting out how comments received have been taken into account in preparing the final Supplementary Planning Documents.

Comments should be received by **5pm on 4 November 2019**.

For any further information please contact the Council using the details below:

| | | |
|--------|---|---|
| Phone: | 01709 823869 | Post: |
| Email: | planning.policy@rotherham.gov.uk | Rotherham MBC Planning Policy |
| Web: | www.rotherham.gov.uk/planningpolicy https://rotherham-consult.objective.co.uk/kse | Planning, Regeneration & Cultural Services Riverside House Main Street ROTHERHAM S60 1AE |

Yours faithfully

Andy Duncan

Planning Policy Manager

Planning, Regeneration and Transport

Before printing, think about the environment.