

ECCLESFIELD PARISH COUNCIL

Minutes of the Environmental Planning Committee meeting of Ecclesfield Parish Council held on 8 August 2019

Present:

A Henstock (Chair), T Bawden (ex officio), G Lakin, Mrs C Lavery and 12 members of the public.

Attendance:

Miss Laura Tickle – Administration Officer (servicing the meeting).

7 **Apologies for absence**
Cllr J Swift

8 **To receive any declarations of personal and/or disclosable pecuniary interests from members on items to be discussed at this meeting**
None received.

9 **To identify items for discussion which may require the exclusion of the press and public**
None received.

10. **Adrian Crossdale and Keith Nutter - Morbaine – presentation re: Lane End Proposed Food Store consultation (15 mins)**
Three representatives from Morbaine attend the planning meeting to give the Committee and members of the public present an update on the consultation application for the proposed Food Store, Lane End.

A consultation event in April by Morbaine was attended by residents who live near the proposed store. Feedback was received by Morbaine and the key issues raised were:

- Concerns regarding increase in traffic congestion;
- Access to bus services;
- Crossing of the busy road; and
- Loss of light, noise increase and poor air quality/pollution.

Current update provided by Morbaine:

- It will be a retail development with residential properties included there will be both pedestrian and vehicle access to and from the development.
- Idea to open up potential market share.
- Deliver a mixed used scheme for the properties/retail development.
- Accessible to pedestrians and on various bus routes.

It will be in Chapeltown and national retailers have contacted Morbaine about the site.

- Ongoing consultation with the local authority.
- Working with the Council to go through other elements within the development.
- Have to follow the national planning policy framework (NPPF).
- Doesn't have same issues as other local stores.

Morbaine responses re key issues;

- Reassure changes have been made to address the issues – due to it being a small site there is not a lot that can be done to the size of the development.
- Traffic movement in developments will always affect some other properties.
- Reduce in size of the retail development.
- Addressed the layout of the development to address the residents' concerns.
- Plans to reduce and rotate the store from the corner of the site.
- Proposed zebra crossing to access bus services and the store.
- Only overshadowing will be on the new properties due to the rotation of the store – whole point of rotation so it doesn't affect existing properties.
- Congestion and traffic concerns – thorough traffic analysis people already shopping – passing traffic already there - no more would be generated.

In the consultation concerns were about the busy road and speeding.

Morbaine had looked at accidents recorded on Thorncliffe Lane and Thorncliffe View and there had only been two accidents recorded.

Putting in a crossing would make it safer for residents – slow traffic coming down the hill into the development.

HGV – 2-3 a day for deliveries – 7.30 am morning deliveries – 2 deliveries during the day – analysis from other store 6pm – no more deliveries after that Store will close at 8pm.

The development would provide a high-quality development on a long-standing vacant site.

Morbaine want to minimise the impact on the residents and their properties.

Questions were raised by Councillors and the Public:

Why is Morbaine persistent on something the public don't need or want as there are already 13 retail outlets in the Chapeltown and High Green area?

Working with the retailers for the opportunity to develop the store in this area –retailers want to be in Chapeltown and there has been an analysis on where people come from – in order to develop more in certain areas.

Why is there 2 planning applications – 1 for the retail development and 1 for the residential development?

There is only 1 planning application which is an outline planning application – not separated the plans 1 application for both the site and the residential properties.

1 Ecclesfield store have 13 HGV deliveries a day – how can this store only have 2-3 a day?

Morbaine responded that the data had come from the survey of the same stores.

Which route will the HGV's take to access the store?

Morbaine responded that they were not sure which route they will take – no report from highways yet. No restrictions during the day – no deliveries early morning as the retail store manager must be available to receive the deliveries.

Those in attendance were reassured that there would be no disturbance early morning and late at night. Morbaine want to ensure amicable relationships with the local residents goes forward during the development of the site.

The Chair thanked Morbaine for attending and the representatives left the meeting at 7.00pm

11. **To consider applying to the relevant authority for a one-way road system at Jeffcock Road, on behalf of the local residents.**

Cllr Lakin has been contacted by several members of the public regarding accidents on Jeffcock Road, High Green. Jeffcock Road is a narrow road and with cars parked, buses and lorries using the road, cars are finding it difficult to get through. The public feel that nothing has been done by Sheffield City Council (SCC) to alleviate the road in order to make it safer.

Cllr Lakin suggested Ecclesfield Parish Council (EPC) Planning Committee write to SCC to consider making the road a one-way road. The Planning Committee agreed.

RESOLVED: That Ecclesfield Parish Council, Environmental and Planning Committee send a letter to Sheffield City Council, Highways Department, to consider making Jeffcock Road a one-way Road.

12. **Minutes of the previous meeting held on the 27 June and 18 July 2019 for approval.**

RESOLVED: That the minutes from the Environmental & Planning Committee meetings held on the 27 June and 18 July be approved as a correct record of the meetings.

13. **Planning Proposals - to consider applications received.**

Four planning applications had been received to be considered. No objections had been received for three of them, neutral comments had been received in for one.

The Planning Committee considered these applications and could see no grounds for any objections. Comments would be submitted to Sheffield City Council Planning department to this effect.

14. **Licence Applications** – none received.
15. **Correspondence – to consider items requiring a reply or a response.**
Letter received from Sheffield City Council Planning department regarding planning application 19/02084/FUL 2 Avon Grove for information. This planning application was discussed at the previous planning meeting on the 27 June. The Committee fully supported the residents' objections. This application was granted by Sheffield City Councils Planning Department.

Cllr Housley informed the Chairman about a complaint received in from a member of the public regarding the state of the old Chapeltown Swimming Baths site. The Chairman informed Cllr Housley that an email had been sent off to Sheffield City Council and Ecclesfield Parish Council were waiting on a response from them.

RESOLVED: That

- i) **The letter from Sheffield City Council be noted with regard to 2 Avon Grove; and**
 - ii) **That the Committee await further information from Sheffield City Council with regard to the old Chapeltown Swimming Baths site.**
16. **Closure of the meeting and date of next meeting**
Meeting closed at 7.10pm. The date of the next Environmental Planning Committee meeting to be held on the 19 September 2019 at 6.30pm.