



**Draft minutes are subject to approval at the next Full Council meeting**

**Draft Minutes of the Environmental Planning Committee Meeting held at the  
Miners Welfare Hall, High Green on Thursday 2 December 2021**

**Commenced: 6.30pm - Concluded: 7.15pm**

**Councillors Present:** Alan Hooper (Vice-Chairman) Victoria Bowden (substitute for Dr John Bowden), John Brownrigg (Ex-Officio), Denise Fearnley, Mick Gethin, Carol Levery and Tim Whitaker.

**Absent Councillors.** Councillors Dr. John Bowden and John Housley (Ex-Officio).

**Officers.** Andrew Towleron – Parish Clerk/RFO and Laura Tickle – Administration Officer.

**Members of the Public.** There were 2 members of the public (Sheffield City Councillors Ann Whitaker and Mike Levery).

**Chairman's Announcement**

Before the commencement of the meeting, Councillor Alan Hooper, outlined the purpose and procedure for this meeting to ensure that it was effective, lawful, and safe.

Before the commencement of the meeting, Chairman Councillor Alan Hooper, introduced Dinah Ward from South Yorkshire Climate Alliance on how Communities can make Christmas more environmentally friendly.

The presentation was to give awareness of how we can make Christmas more sustainable for the planet. Dinah gave us a few ideas to be mindful of, which are listed below.

- Instead of buying presents, offer time with people.
- Give second hand or homemade gifts.
- Buy responsibly.
- Create fun activities for family and friends.
- Make your own Christmas tree and decorations.
- Use LED lights as they use less energy.
- Buy enough food for what you need.
- Share the responsibility of buying and cooking the food.
- Limit snack foods, so the packaging is less.

This aims to make us aware of climate change and global carbon emissions and the impact of what is bought and thrown away and how it impacts this greatly. Also, to make us aware that climate change and global carbon emissions is all year round and not just at certain times of the year. More ideas can be found for a more sustainable Christmas on the website which can be found at [candosouthyorkshire.org.uk](http://candosouthyorkshire.org.uk)

The Chairman thanked Dinah for attending and offered to promote the activities of the South Yorkshire Climate Alliance on the Council website.

<b><u>2021/67(EPC)</u></b>	<p><b><u>Item 67: Apologies and Reasons for Absence</u></b></p> <p>Proposed by Councillor Denise Fearnley and seconded by Councillor Carol Levery and  <b>RESOLVED:</b> That the apology and reasons given for absence by Councillor Dr. John Bowden and Councillor John Housley be approved.</p> <p style="text-align: right;"><i>(7 in favour)</i></p> <p>Councillor Alan Hooper chaired the meeting in the absence of Councillor Dr. John Bowden.</p> <p>Councillor Victoria Bowden also substituted for Councillor Dr. John Bowden.</p>
<b><u>2021/68 (EPC)</u></b>	<p><b><u>Item 68: Declarations of Interest</u></b></p> <p>There was none.</p>
<b><u>2021/69 (EPC)</u></b>	<p><b><u>Item 69: Exclusion of Press and Public</u></b></p> <p>There were no items that require the exclusion of the press and public.</p>
<b><u>2021/70 (EPC)</u></b>	<p><b><u>Item 70: Public Participation Session</u></b></p> <p>Sheffield City Councillor Mike Levery gave an update to the Planning Committee on the development, Land between 94 and 98 Wheel Lane, Grenoside, Sheffield. The developer is appealing to the Planning Inspectorate against both the Enforcement Note, stating that not enough time was given to comply with it, and the refusal decision on this application.</p> <p>It was noted that many objections from neighbours and the Parish Council were logged with Sheffield City Council with regards to this planning application.</p> <p>Councillor Mike Levery asked that the Parish Council continue to support the objections, the enforcement notice and the appeal against the refusal notice.</p> <p>Chairman Councillor Alan Hooper stated that the Environmental Planning Committee will continue to support the objections, the enforcement notice and the appeal against the refusal notice.</p> <p>It was agreed that letters to the Planning Inspectorate should be sent from the Council asking that the appeals by the applicant seeking the Enforcement Notice and the Planning Approval be overturned be not allowed.</p>
<b><u>2021/71 (EPC)</u></b>	<p><b><u>Item 71: Environmental Planning Minutes</u></b></p> <p>Councillor Alan Hooper introduced the draft minutes of the Environmental Planning meeting from 4 November 2021 and the draft notes from the Environmental Planning meeting from 18 November 2021.</p> <p>Proposed by Councillor Denise Fearnley and seconded by Councillor John Brownrigg and  <b>RESOLVED:</b> That the minutes and notes of the Environmental Planning meetings of 4 November 2021 and 18 November 2021 be endorsed.</p> <p style="text-align: right;"><i>(7 in favour)</i></p>
<b><u>2021/72(EPC)</u></b>	<p><b><u>Item 72: Planning Matters</u></b></p> <p><u>72.1 To note and consider the list of planning applications for comment since the last meeting and any delegated to the Admin Officer in accordance with Council Policy.</u></p>

6 were considered.

Date Received	Planning Reference	Site Location	Brief Description of Proposal	Date Comments Due
15/11/2021	21/03765/FUL	<b>Stagecoach Dept, Green Lane, Ecclesfield, Sheffield, S35 9WY</b>	Removal of temporary units and erection of two-storey welfare/office building with associated works and parking.	02/12/2021
17/11/2021	21/03962/LBC	<b>Sylvester Farm, 448 Whitley Lane, Sheffield, S35 8RQ</b>	Alterations to existing garage to form habitable accommodation and enlargement of 1x side and 1x front window of the farmhouse.	02/12/2021
17/11/2021	21/03832/FUL	<b>Sylvester Farm, 448 Whitley Lane, Sheffield, S35 8RQ</b>	Alterations to existing garage to form habitable accommodation and enlargement of 1x side and 1x front window of the farmhouse.	02/12/2021
17/11/2021	21/04760/FUL	<b>50 Potter Hill Lane, Sheffield, S35 4JF</b>	Erection of first floor side extension over attached garage to dwellinghouse.	02/12/2021
19/11/2021	21/04801/FUL	<b>209 High Street, Ecclesfield, Sheffield, S35 9XB</b>	Erection of a dwellinghouse (Resubmission of 20/04177/FUL).	02/12/2021
19/11/2021	21/04834/FUL	<b>85 Sundew Gardens, Sheffield, S35 4DQ</b>	Erection of single-storey front extension to dwellinghouse.	02/12/2021

Proposed by Councillor Mick Gethin and seconded by Councillor Victoria Bowden and **RESOLVED:** That the Council has no objections or comments to make on these planning applications except for:

- 1) 21/03962/LBC and 21/03832/FUL - Sylvester Farm, 448 Whitley Lane, Sheffield, S35 8RQ - Alterations to existing garage to form habitable accommodation and enlargement of 1x side and 1x front window of the farmhouse.  
The Committee are in full support of the Urban Design and Conservation team regarding their concerns on the proposed enlargement of the windows to this farm complex of which is a listed building. The lowering of the cills would create a

- proportion, which is not within keeping on an 18<sup>th</sup> century building.
- 2) 21/04801/FUL - 209 High Street, Ecclesfield, Sheffield, S35 9XB - Erection of a dwellinghouse (Resubmission of 20/04177/FUL).

The Committee are in full support of the neighbour objections relating to this resubmission of planning application 20/04117/FUL of which are listed below.

- Concerns were raised as to the insufficient size of the plot for the development.
- Drainage issues.
- Excess surface water is cascading from the sloping site down onto the estate behind the development since the trees were removed to enable the houses at 209 High Street to be built. An additional dwelling will add to the run-off of water especially at times of rain and snow.

Also, the Council would like an investigation into the drainage and excess surface water problems on this site either prior to his consideration or as a condition and asks that the Sheffield City Council Planning Committee consider this application and all the objections before this planning application is considered for approval.

*(7 in favour)*

72.2 To receive notifications of any planning decision notices (listed)

The Committee was informed of notifications of planning decision notices for 5 planning applications, as follows:

Planning Reference	Site/Location Proposal	Outcome
21/03675/FUL	<b>8 Nether Road, Sheffield, S35 9XT</b> Provision of front porch, erection of single-storey rear extension and raised decking area to rear of dwellinghouse.	Withdrawn
21/02886/FUL	<b>Sall Stores, 60 Hunshelf Road, Burncross, Sheffield. S35 1UF</b> Alterations and conversion of retail shop to form 3no. residential flats (Use class 3) with associated parking.	Granted conditionally.
21/03117/FUL	<b>12 Bridge Inn Road, Sheffield, S35 2YJ</b> Demolition of conservatory, erection of single-storey rear extension, erection of single/two-storey front extension, and erection of two-storey side extension including car port to dwellinghouse.	Refused.
21/03975/FUL	<b>17 Newton Vale, Sheffield, S35 2YL</b> Erection of two-storey side extension and single-storey side and rear extensions to dwellinghouse.	Granted conditionally.
21/03450/FUL	<b>266 Burncross Road, Sheffield, S35 1SH</b> Alterations and erection of a single-storey front extension to existing garage to form a dwellinghouse and provision of lantern roof to existing conservatory.	Granted conditionally.

	These were noted by the Committee.
<b><u>2021/73 (EPC)</u></b>	<b><u>Item 73: Licensing Matters</u></b>  None received.
<b><u>2020/74 (EPC)</u></b>	<b><u>Item 74: Jeffcock Road survey update and next steps</u></b>  Clerk to Council, Andrew Towleron circulated the draft Jeffcock Road survey for the Committee to consult upon and discuss the next steps.  It was discussed by the Committee and various amendments agreed.  The survey will be revised for Councillor Alan Hooper to approve it and it then is distributed to residents on Jeffcock Road.
<b><u>2021/75 (EPC)</u></b>	<b><u>Item 75: Correspondence</u></b>  None received.
<b><u>2021/76 (EPC)</u></b>	<b><u>Item 76: Date, time, and frequency of future meetings</u></b>  To note the date and time of the next Environmental Planning Delegated Powers Committee meeting scheduled to be held on Thursday 16 December 2021 at 6.30 pm being held remotely via zoom.  To note the date and time of the next Environmental Planning Committee meeting scheduled to be held on Thursday 13 January 2022 at 6.30 pm at the Miners Welfare Hall, High Green.