



**Draft minutes of the Environmental Planning Committee Meeting held at the Parish Council Offices, High Green on Thursday 25<sup>th</sup> May 2023**

**Commenced: 6.30 pm - Concluded: 7.23 pm**

**Councillors Present:** Dr. John Bowden (Chairman), Andy Bainbridge, Victoria Bowden, Susan Davidson, Denise Fearnley, Alan Hooper and Thomas Sturgess.

**Absent Councillors.** There were none.

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

**Members of the Public.** One member of the public present.

**Chairman’s Announcement**

Before the commencement of the meeting, Councillor Dr. John Bowden, outlined the procedures to ensure that it was effective, lawful and safe.

<b><u>2023/01(EP)</u></b>	<b><u>Item 01: Apologies and Reasons for Absence</u></b>  The Administrative and Financial Officer reported that none had been received.
<b><u>2023/02 (EP)</u></b>	<b><u>Item 02: Declarations of Interest</u></b>  There were none.
<b><u>2023/03 (EP)</u></b>	<b><u>Item 03: Election of Vice-Chairman</u></b>  This was considered.  Proposed by Councillor Denise Fearnley and Seconded by Councillor Thomas Sturgess and <b>RESOLVED:</b> That Councillor Alan Hooper be appointed as Vice-Chairman to the Environmental Planning Committee for 2023-2024.  <i>(7 in favour)</i>
<b><u>2023/04 (EP)</u></b>	<b><u>Item 04: Exclusion of Press and Public</u></b>  There were no items that require the exclusion of the press and public.
<b><u>2023/05 (EP)</u></b>	<b><u>Item 05: Public Participation Session</u></b>  There were no questions raised.

**Item 06: Planning Matters**

6.1 To note and consider the list of planning applications for comment and any delegated to the Admin Officer in accordance with Council Policy.

6 were considered.

Date Received	Planning Reference	Site Location	Brief Description of Proposal	Date Comments Due
27/04/2023	23/01257/FUL	<b>3 Wood End Road, Whitley Carr, Sheffield, S35 8RR</b>	Erection of two-storey side extension to dwellinghouse.	27/04/2023
05/05/2023	23/01370/TEL	<b>Pavement Adjacent Heron Foods, Greengate Court, Sheffield, S35 3UQ</b>	Installation of 15m phase 8 monopole, 3no, equipment cabinets, and associated, ancillary works (Application for determination if approval required for siting and appearance).	26/05/2023
09/05/2023	23/00995/FUL	<b>Alison's 2A Linden Road, Sheffield, S35 9XL</b>	Erection of single-storey rear extension.	31/05/2023
09/05/2023	23/01333/FUL	<b>8A Mount Road, Burncross, Sheffield, S35 2WB</b>	Erection of two-storey side extension to dwellinghouse.	31/05/2023
10/05/2023	23/01368/FUL	<b>19 Farrier Gate, Sheffield, S35 3PG</b>	Erection of single-storey side/rear extension to dwellinghouse.	01/06/2023
11/05/2023	23/01365/FUL	<b>52-57 Station Road, Chapelton, Sheffield, S35 2XE</b>	Works to divide shop premises into two units including new window/door to front elevation, and use of second unit as a dog grooming salon (Sui Generis).	01/06/2023

Proposed by Councillor Thomas Sturgess and seconded by Councillor Denise Fearnley and **RESOLVED:** That the Council has no objections or comments to make on these planning applications apart from 23/01370/TEL.

*(Comments to be submitted to SCC)  
(7 in favour)*

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

The Committee was informed of notifications of planning decision notices for 16 planning applications, as follows:

Planning Reference	Site/Location Proposal	Outcome
23/00464/FUL	<b>348 The Wheel, Sheffield, S35 9ZB</b>	Granted conditionally.

		Amendments to reduce the overall width of the dwelling from 20m to 16.5m by removing a bedroom (Application under Section 73 to vary condition no. 2. Approved plans as imposed by planning permission 21/05361/FUL - Conversion of stable block and erection of single-storey extension to form dwellinghouses with raised platform to the rear, and creation of new vehicular access for No. 348 The Wheel - Amended description).	
23/00421/FUL	<b>32 Creswick Lane, Sheffield, S35 8NL</b>	Demolition of rear conservatory and erection of single-storey rear extension to dwelling.	Granted conditionally.
23/00172/FUL	<b>95 Mackenzie Crescent, Burncross, Sheffield, S35 1UR</b>	Erection of a single-storey side extension, rear dormer window and front porch to dwellinghouse.	Granted conditionally.
23/00442/FUL	<b>40 Yew Lane, Sheffield, S5 9AN</b>	Partial conversion of garage to living space, replace one garage door with a window remove one dormer and install two new dormers above garage, two rooflights to front face roof slope, alterations to side elevations including additional windows at first and second floor, replacement windows and erection of single/two storey extension to rear.	Granted conditionally.
22/04576/FUL	<b>Within the Curtilage of Lily Pad Day Nursery, 432 Whitley Lane, Sheffield, S35 8RQ</b>	Erection of a dwellinghouse.	Granted conditionally.
23/00672/FUL	<b>81 Sundew Gardens, Sheffield, S35 4DQ</b>	Erection of first floor side extension to dwellinghouse.	Granted conditionally.
23/00145/CHU	<b>8 Nether Road, Sheffield, S35 9XT</b>	Use of dwellinghouse for the purpose of a childminding business (Retrospective application).	Withdrawn.
22/02893/FUL	<b>Site of South Yorkshire Trading Standards, Thorncliffe Lane, Sheffield, S35 3XX</b>	Removal of the bus stop opposite the site on Lane End to allow for the provision of a pedestrian crossing (Application under Section 72 to vary condition no. 13 (Highway Improvements) as imposed by planning permission 21/00497/FUL - Erection of food store (Use Class E) together with access, car parking, servicing, landscaping and associated works.	Granted conditionally.
22/03644/FUL	<b>Site of South Yorkshire Trading Standards, Thorncliffe Lane, Sheffield, S35 3XX</b>		Granted conditionally.

	Application to allow removal of bus stop, minor changes to car park layout, re-location of electricity substation, addition of photovoltaics to roof and CAT ladder to rear elevation (Application under section 73 to vary condition 21/00497/FUL - Erection of food store (Use Class E) together with access, car parking, servicing, landscaping and associated works).	
23/00859/FUL	<b>Stagecoach Depot, Green Lane, Ecclesfield, Sheffield, S35 9WY</b> Retention of single-storey portakabin building to be used as office accommodation for a temporary period of five years.	Granted conditionally.
22/02220/FUL	<b>84 Mill Road, Sheffield, S35 9XQ</b> Demolition of existing bungalow and erection of a new 3 bedroomed dwellinghouse with granny annex.	Granted conditionally.
23/00841/FUL	<b>21 Vicarage Crescent, Sheffield, S35 8RE</b> Formation of pitched roof over flat roofed side extension, erection of single-storey front and rear extensions to dwellinghouse.	Granted conditionally.
23/00704/ADV	<b>First Floor Over 39 Station Road, Chapeltown, Sheffield, S35 2XE</b> Retention of non-illuminated fascia sign to the front of the building	Granted conditionally.
22/04123/FUL	<b>Within the Curtilage of 52 White Lane, Chapeltown, Sheffield, S35 2YH</b> Erection of a dwellinghouse.	Refused.
23/00078/FUL	<b>1 Fairfield, Station Road, Chapeltown, Sheffield, S35 2XE</b> Retention of first-floor shipping container for storage purposes.	Granted conditionally.
22/01216/FUL	<b>Cowley Manor Cottage, 212A Cowley Lane, Sheffield, S35 1RY</b> Alterations and extensions to outbuilding to form additional living accommodation including raising to roof, and erection of glazed link and new dual pitched roof to attach outbuilding to dwellinghouse.	Granted conditionally.

These were noted by the Committee.

**2023/07 (EP)**

**Item 07: To receive an update on various projects and activities.**

- Consider the dates and locations of the next Community Clean up – The Clerk informed the Committee that the Parish Council intends to have 4 community clean up days this year in those wards that have not had one. He was looking to have at least between 1-2 before this summer. The locations being in either Grenoside, Burncross, Ecclesfield and Thorncliffe. The Clerk would ideally like to have the next community clean up in Burncross in late June/early July. Cllr

	<p>Susan Davidson said she would get in touch with Burncross Community Centre to see if their grounds could be used for the next community clean-up day.</p> <ul style="list-style-type: none"> <li>• Ecclesfield Parish Gardening Competition – The Clerk informed the Committee the annual Ecclesfield Parish Gardening Competition is being held again this year. Nominations are to be in for Friday 30<sup>th</sup> June and the judging will be held week commencing 10<sup>th</sup> July. Cllr John Housley and the Clerk will do the judging but were looking for at least another. It was suggested that Councillor Michael Morrissey might be willing to help. It was confirmed that posters would be distributed in the Parish and will be uploaded onto the Facebook and Website pages.</li> <li>• School Uniform Swap Shop – The Clerk reported that significant changes would need to be made to this successful project. This was because, as of 2021, the Government requires all schools to have arrangements in place so that second-hand school uniforms are available for parents to acquire. This announcement, while not unwelcome, creates an issue for the Parish Council as rules require that it cannot provide nor subsidise a service that another statutory body is legally required to provide. As of consequence transitional arrangements had been introduced including as of 15<sup>th</sup> September 2023, the Parish Council scheme would no longer accept branded items i.e. with school logos on. It would still provide generic school uniform items for parents.</li> </ul>
<p><b><u>2023/08 (EP)</u></b></p>	<p><b><u>Item 08: NALC consultation – PC1 Infrastructure Levy.</u></b></p> <p>The Clerk gave a verbal report on this Government consultation which is about how the proposed infrastructure levy (which it is intended will largely replace Section 106 agreements and the Community Infrastructure Levy), should work to make sure developers pay ‘a fairer share’ for local infrastructure and affordable housing. This included the proposal that town and parish councils should continue to receive the neighbourhood share (15% or 25% if they have a neighbourhood plan). It was agreed that the Parish Council should respond specifically supporting the retention of the neighbourhood share.</p>
<p><b><u>2023/09 (EP)</u></b></p>	<p><b><u>Item 09: Correspondence</u></b></p> <ul style="list-style-type: none"> <li>• WHP Telecoms Ltd – Planning Consultation – Greengate Lane, High Green. This item was discussed under item 2023/06 as per the planning application received in 23/01370/TEL.</li> <li>• Land for Residential Development – Pack Horse Lane, Sheffield, S35 3HY. Information received was noted by the Committee.</li> <li>• WHP Telecoms Ltd – Planning Consultation – Station Road, Chapeltown. This was discussed by the committee and no objections or comments were received. A note of no objections or comments to be submitted to WHP Telecoms Ltd.</li> </ul>
<p><b><u>2023/10 (EP)</u></b></p>	<p><b><u>Item 10: Date and time of future meetings</u></b></p> <p>The next Environmental Planning Committee meeting is scheduled to be held on Thursday 8<sup>th</sup> June 2023 at 6.30 pm at the Parish Council Offices, High Green.</p> <p>The next Environmental Planning Delegated Powers Committee meeting is scheduled to be held via zoom on Thursday 15<sup>th</sup> June 2023 at 6.30 pm.</p> <p>These were noted by the Committee.</p>