



Public Participation Session

Prior to the commencement of the meeting, there was an opportunity for members of the public to ask questions. None were asked.

Minutes of the Environmental Planning Committee Meeting held at the Parish Council Offices, High Green on Thursday 7th March 2024

Commenced: 6.30 pm - Concluded: 7.13 pm

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

Absent Councillors: Andy Bainbridge.

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

Members of the Public. 11 members of the public present.

Chairman’s Announcement

The Chairman of the Committee, Councillor Dr John Bowden, outlined the procedures to ensure that the meeting was effective, lawful and safe.

2023/74 (EP)

Item 74: Apologies and Reasons for Absence

The Chairman, Councillor Dr John Bowden, let the Committee know that Councillor Andy Bainbridge had given his apology.

Proposed by Councillor Thomas Sturgess and seconded by Councillor Denise Fearnley and **RESOLVED:** That the apology and reasons given for absence by Councillor Andy Bainbridge be approved.

(6 in favour)

2023/75 (EP)

Item 75: Declarations of Interest

Councillor Alan Hooper, informed the Committee that he knows the developer relating to planning application 23/02892/OUT Land at Rear of 241, Burncross Road, Sheffield, S35 1RZ. He did not consider, however, that this constituted a personal or other

	<p>interest that should be declared in accordance with the Council’s Code of Conduct Scheme. This was noted by the Committee.</p>
<u>2023/76 (EP)</u>	<p><u>Item 76: Exclusion of Press and Public</u></p> <p>There were none.</p>
<u>2023/77 (EP)</u>	<p><u>Item 77: Environmental Planning Minutes and Notes</u></p> <p>The Chairman, Councillor Dr John Bowden introduced the draft minutes of the Environmental Planning meeting held on:</p> <ul style="list-style-type: none"> • 1st February 2024 <p>Proposed by Councillor Dr John Bowden and seconded by Councillor Denise Fearnley and RESOLVED: That the Environmental Planning Committee minutes from:</p> <ul style="list-style-type: none"> • 1st February 2024 are endorsed. <p style="text-align: right;"><i>(6 in favour)</i></p>
<u>2023/78(EP)</u>	<p><u>Item 78.1: Planning Matters</u></p> <p><u>78.1 To note and consider the list of planning applications for comment and any delegated to the Admin Officer in accordance with Council Policy.</u></p> <p>4 planning applications were to be considered.</p> <p>These are shown in Appendix A.</p> <p>Members of the public were in attendance with regards to planning application 23/02892/OUT Land at Rear of 241, Burncross Road, Sheffield, S35 1RZ. The Chairman, Councillor Dr John Bowden let the spokesperson for this application read out their concerns and objections which are shown at Appendix C.</p> <p>The Committee consulted on these planning applications and had no objections or comments to make apart from.</p> <p>23/02892/OUT Land at Rear of 241, Burncross Road, Sheffield, S35 1RZ</p> <ul style="list-style-type: none"> • Strongly urge all the comments are considered. • Strongly ask that it goes to a Planning Committee and site visit is requested. • Concerned that many of the reports which should be available are not on the portal. • Particularly concerned about the apparent absence of ecological and surface water/drainage reports. • National and local planning require that all housing developments should provide a range of dwellings sizes and types (including affordable) to meet the needs for different groups in the community. This fails to do so as it is heavily skewed to large market housing types. • The Ecclesfield Neighbourhood Plan is in the process of preparation. The draft document sets out a range of policies and proposals including that the focus of housing provision should be on smaller housing types (especially two bedrooms) to meet a housing need and generally not support developments (like this one) which is predominately larger housing types (detached with four bedrooms). <p>*Planning applications 24/00218/FUL and 23/04044/FUL have been dealt with under Delegated Powers. No objections/comments were received. No objections/comments were noted by the Chairman of the Environmental Planning Committee and the</p>

	<p>comments submitted to SCC planning department.</p> <p>Proposed by Councillor Dr John Bowden and seconded by Councillor Denise Fearnley and RESOLVED: That no objections or comments on the above planning applications apart from planning application 23/02892/OUT will be submitted to Sheffield City Council Planning Department.</p> <p style="text-align: right;"><i>(Comments to be submitted to SCC) (6 in favour)</i></p> <p><u>78.2 To receive notifications of any planning decision notices (listed)</u> The Committee was informed of notifications of planning decision notices for 8 planning applications.</p> <p>These were noted by the Committee.</p> <p>These are shown in Appendix B.</p>
<u>2023/79 (EP)</u>	<p><u>Item 79: Licensing Applications</u></p> <p>To consider any Licensing Applications received.</p> <p>To receive for information the following applications as dealt with under Delegated Powers.</p> <ul style="list-style-type: none"> • Motor Fuel Limited – Morestyle Service Station, 235 Burncross Road, Sheffield, S35. Add late night refreshment – on/off the premises Monday to Sunday 23:00 – 05:00 hours Alcohol sales off the premises Opening times 24hrs a day – 7 days a week • Motor Fuel Limited – Ecclesfield Service Station, 299 The Common, Sheffield, S35 9WJ Late night refreshment on/off Sunday – Saturday 23:00 – 00:00 Sale of alcohol off Sunday – Saturday 06:00 – 00:00 Opening hours Sunday – Saturday 00:00 – 24:00 <p>These were noted by the Committee.</p>
<u>2023/79 (EP)</u>	<p><u>Item 79: To receive an update on various projects and activities, including.</u></p> <ul style="list-style-type: none"> • Community Clean Up Day – Saturday 23rd March 2024, Jumeirah Spice Restaurant Car Park, Ecclesfield – This was noted by the Committee. • Neighbourhood Plan - Andrew Towleron (Clerk) provided an update. He informed the Committee that the Neighbourhood Plan will be going out to consultation on the 6th May 2024. • Sheffield City Plan – Examination Progress Update – This is shown at Appendix D This was noted by the Committee for information only.
<u>2023/73 (EP)</u>	<p><u>Item 73: Date and time of future meetings</u></p> <p>The next:</p> <ul style="list-style-type: none"> • Environmental Planning Mid-Month Delegated Powers Committee Meeting is TBC. • Environmental Planning Committee Meeting is scheduled for Thursday 4th April 2024 at 6.30 pm at the Council Offices, High Green. <p>These were noted by the Committee.</p>

APPENDIX A

Date Received	Planning Reference	Site Location	Brief Description of Proposal	Date Comments Due
26/01/2024	24/00218/FUL	*6 Chambers View, Sheffield, S35 2TB	Demolition of existing porch and erection of a new porch to dwellinghouse.	16/02/2024
01/02/2024	23/04044/FUL	*Whitley Grange, 413 Whitley Lane, Sheffield, S35 8RP	Creation of 1no. residential unit through re-use and conversion of the farmhouse, partial re-development of the stone barns, retention of solid stone walls, and demolition of large volume steel frame building with associated landscaping (Application under Section 73) to vary condition 2 (Approved Plans) imposed by planning permission 23/00053/FUL)	22/02/2024
30/01/2024	23/02892/OUT	Land at Rear of 241, Burncross Road, Sheffield, S35 1RZ	Outline Application (all matters reserved except for access) for demolition of garage and erection of up to 14 dwellinghouses.	20/02/2024
13/02/2024	24/00402/FUL	15 Salt Box Grove, Sheffield, S35 8SG	Erection of a single-storey rear extension to dwellinghouse.	05/03/2024
14/02/2024	24/00424/FUL	35 Norfolk Hill, Sheffield, S35 8QA	Demolition of rear conservatory, alterations to roof to form additional habitable space including erection of rear dormer, hip to gable extension, and raising of ridge height, and erection of single-storey rear extension with raised patio to dwellinghouse.	05/03/2024
29/02/2024	24/00595/FUL	36 Chambers Grove, Sheffield, S35 2TD	Erection of a single-storey front/side extension and a single-storey rear extension to dwellinghouse.	21/03/2024

APPENDIX B

Planning Reference	Site/Location Proposal	Outcome
23/03807/FUL	51 Jeffcock Road, High Green, Sheffield, S35 4HJ Erection of 2.745m high timber boundary fence.	Granted conditionally.
23/03804/FUL	41 Cherry Walk, Sheffield, S35 1QR Erection of a 1.5 storey side extension to dwellinghouse with living accommodation in roof space.	Refused.

23/03848/FUL	8 Hazel Grove, Sheffield, S35 1TW Demolition of existing garage and erection of a two-storey side extension and a single-storey rear/side extension to dwellinghouse.	Granted conditionally.
23/03799/FUL	261 The Wheel, Sheffield, S35 9ZA Alterations to fenestration and erection of a porch to front of dwellinghouse, erection of a double detached garage.	Granted.
24/00180/FUL	45 Coppice Rise, Sheffield, S35 2YZ Erection of a single-storey rear/side extension to dwellinghouse.	Granted conditionally.
23/03435/FUL	348 The Wheel, Sheffield, S35 9ZB Demolition of barn and erection of 1no. detached dwellinghouse with associated access and landscaping.	Granted conditionally.
23/01858/FUL	Harrison Springs, Penistone Road, Grenoside, Sheffield, S35 1WN Retention of an agricultural building (retrospective application) (Resubmission of application 22/01086/FUL).	Refused.
23/03790/FUL	2 Stepping Lane, Sheffield, S35 8RA Alterations to dwellinghouse to include demolition of external entrance canopy, relocation of entrance door, reinstatement of historical entrance door, new windows and french doors.	Granted conditionally.

APPENDIX C

Objections

- Development description incorrect – states demolition of a garage (however two outbuildings will also be required to be demolished to build the access road – this needs updating by the applicant.
 - Outbuildings – we strongly suspect that bats roost there or roost in the trees – they are a protected species – need a bat emergence survey before planning permission can be granted which are conducted May to September.
- Proposed access road onto Burncross Road – still awaiting Highways DC comments on the proposal, until this is received a decision should not be made – however, our concerns on the access road are:
 - The proposed access junction road will not be 10 meters away from 239A and 239 and 241 existing driveways, which is the required minimum distance of a driveway from a junction road. 239A's driveway will be directly next to the proposed access road – severely impacting highway safety for pedestrians, cyclists and car access and egress.

- There are already 4 business within a short distance from proposed road – Jet Garage – which has just been approved for Electric charging points (more vehicles) therefore Burncross Nurseries parking area will be reduced along with parking for Time for Tea and the Motor Garage – which already overspill onto Burncross Road.
- No vehicle tracking has been provided in the planning submission from the applicant of the proposed road – this should be required from the applicant, as would emergency services / bin lorries have access and be able to turn safely?
- No ecology surveys appear to have been undertaken – a ecological walk over survey should be requested from the applicant before a decision is made, as it is noted that bats and badgers along with potentially other small animals / wildlife which are protected species live in the proposed green space land.
 - Please note, clearance of the site has already started (photo's issued in 239A Burncross Road objection)
- Biodiversity – no assessment on biodiversity net gain has been submitted, where 10% net gain is now required by national legislation.
- Outline plans for the proposed properties will severely impact all properties and allotments, where they will be overlooked, have loss of privacy, loss of light and overshadowed along with noise disturbance.
- We believe that there will be a Surface Water Flood risk for 239A and 237A properties, due to surface water risk being classed as high, especially as the properties are in the dip, this proposed development will take away the natural solution to prevent surface water of planted trees, majority of these will be cleared away for the proposed development.

From the portal we are still awaiting other consultation comments from:

1. Environment Agency
2. Environmental Protection Service
3. City Ecology Unit 2
4. Landscape Planning
5. Urban Design
6. YEDL

There have been 35 objections to date and no supporting comments, which indicates how strongly we all feel about this proposal.

On the planning balance, the proposals are for an inappropriate backland development which are at odds with the type, layout and density of residential development in the locality and would lead to the over intensification of the site's existing access onto Burncross Road, and detriment to highway safety. The proposals also fail to take into account the site ecological value and opportunities of biodiversity net gain.

On this basis we consider that the application should be refused.

APPENDIX D

The submission of the City Council’s Level 2 Strategic Flood Risk Assessment has been delayed. We were originally expecting this information to be submitted at the end of this month, it is now expected around the end of April.

The Level 2 Strategic Flood Risk Assessment may have ramifications for the consideration of numerous Matters and Sites and therefore the Inspectors have taken a view to delay the commencement of the Hearings, as well as the submission deadlines for further written statements. This is to allow people adequate opportunity to consider the results of the forthcoming Flood Risk Assessment. A letter from the Inspectors to the City Council, provides further information.

A revised Guidance Note and Hearings Programme has been produced. The Guidance Note sets out a revised timeline of key dates for the Examination process, this can be found at the end of the document.

If you have any queries at this stage, please let me know and I shall be happy to assist.

Regards

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