



**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.

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

**Draft minutes of the Environmental Planning Committee Meeting held at the Parish Council Offices, High Green on 4<sup>th</sup> April Thursday 2024**

**Commenced: 6.30 pm - Concluded: 6.55 pm**

**Councillors Present:** Dr John Bowden (Chairman), Andy Bainbridge, Victoria Bowden, Susan Davidson, Denise Fearnley, Alan Hooper and Thomas Sturgess (item 2023/86.1 onwards)

**Absent Councillors:** There were none

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

**Members of the Public.** There were none

**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.

<b><u>2023/82 (EP)</u></b>	<b><u>Item 82: Apologies and Reasons for Absence</u></b>  There were none.
<b><u>2023/83 (EP)</u></b>	<b><u>Item 83: Declarations of Interest</u></b>  There were none.
<b><u>2023/84 (EP)</u></b>	<b><u>Item 84: Exclusion of Press and Public</u></b>  There were none.

<p><b><u>2023/85 (EP)</u></b></p>	<p><b><u>Item 85: Environmental Planning Minutes and Notes</u></b></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"> <li>• 7<sup>th</sup> March 2024</li> </ul> <p>Proposed by Councillor Susan Davidson and seconded by Councillor Denise Fearnley and <b>RESOLVED:</b> That the Environmental Planning Committee minutes from:</p> <ul style="list-style-type: none"> <li>• 7<sup>th</sup> March 2024 are endorsed.</li> </ul> <p style="text-align: right;"><i>(6 in favour)</i></p>
<p><b><u>2023/86(EP)</u></b></p>	<p><b><u>Item 86.1: Planning Matters</u></b></p> <p><b><u>86.1 To note and consider the list of planning applications for comment and any delegated to the Admin Officer in accordance with Council Policy.</u></b></p> <p>2 planning applications were to be considered.</p> <p>These are shown in Appendix A.</p> <p>The Committee consulted on these planning applications and had no objections or comments to make apart from.</p> <p>24/00775/FUL – Land Between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN – Erection of 2 dwellinghouses and associated works (Amended plans) (Application under Section 73 to vary condition nos 8 &amp; 9 of 23/00394/FUL).</p> <p>The conditions were attached to the original permission for sound reasons. We see no sound planning or other reasons why they should be varied. The proposal should not be supported as would have an adverse impact on the occupiers of the development and the surrounding area.</p> <p>Turning in more detail, why we consider that they should not be supported:</p> <ul style="list-style-type: none"> <li>• The Environmental Planning Committee have noted the several objections from neighbouring properties and share the unhappiness of the conditions not being adhered to.</li> <li>• The application is still too dangerous with access and egress.</li> <li>• They would also like noted the reluctance on approving this application by SCC Planning Committee.</li> <li>• There are serious concerns regarding this application from Committee and neighbours.</li> <li>• The original conditions on this planning application should be met and put in place.</li> <li>• The Environmental Planning Committee would like the developer to work with the SCC Planners regarding the conditions put in place for this planning application.</li> <li>• The Committee would like clarification on the proposed the CIL exemption.</li> </ul> <p>*Planning applications 24/00628/FUL and 23/00572/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 comments submitted to SCC planning department.</p> <p>Proposed by Councillor Dr John Bowden and seconded by Councillor Susan Davidson</p>

	<p>and <b>RESOLVED:</b> That no objections or comments on the above planning applications apart from planning application 24/00775/FUL will be submitted to Sheffield City Council Planning Department.</p> <p style="text-align: right;"><i>(Comments to be submitted to SCC) (7 in favour)</i></p> <p><u>86.2 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>
<b><u>2023/87 (EP)</u></b>	<p><b><u>Item 87: To receive an update on various projects and activities, including.</u></b></p> <ul style="list-style-type: none"> <li>• Neighbourhood Plan - Andrew Towleron (Clerk) provided an update. He informed the Committee that the Sheffield City Council have asked EPC to be mindful of hearing concerns for the Local Plan. This was noted by the Committee.</li> </ul>
<b><u>2023/88 (EP)</u></b>	<p><b><u>Item 88: Date and time of future meetings</u></b></p> <p>The next:</p> <ul style="list-style-type: none"> <li>• Environmental Planning Mid-Month Delegated Powers Committee Meeting is TBC.</li> <li>• Environmental Planning Committee Meeting is scheduled for Thursday 9<sup>th</sup> May 2024 at 6.30 pm at the Council Offices, High Green.</li> </ul> <p>These were noted by the Committee.</p>

## APPENDIX A

Date Received	Planning Reference	Site Location	Brief Description of Proposal	Date Comments Due
05/03/2024	*24/00628/FUL	<b>85 Green Lane, Ecclesfield, Sheffield, S35 9WY</b>	Amendments to existing means of vehicular access.	26/03/2024
06/03/2024	*24/00572/FUL	<b>Sylvester Farm, 448 Whitley Lane, Sheffield, S35 8RQ</b>	Erection of single-storey detached garage within the curtilage of dwellinghouse.	27/03/2024
15/03/2024	24/00775/FUL	<b>Land Between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN</b>	Erection of 2 dwellinghouses and associated works (Amended plans) (Application under Section 73 to vary condition nos 8 & 9 of 23/00394/FUL).	09/04/2024
28/03/2024	24/00878/FUL	<b>2 Chambers Valley Road, Sheffield, S35 2YF</b>	Erection of a first floor side extension to dwellinghouse.	19/04/2024

## APPENDIX B

Planning Reference	Site/Location Proposal	Outcome
23/0386/FUL	<b>125 Cross Hill, Sheffield, S35 9YS</b> Demolition of conservatory and erection of single-storey rear extension to dwellinghouse (retrospective).	Granted conditionally.
24/00017/FUL	<b>9 Heyhouse Drive, Sheffield, S35 3AN</b> Alterations to dwellinghouse including demolition of rear conservatory and erection of a single-storey rear extension.	Granted conditionally.
23/04044/FUL	<b>Whitley Grange, 413 Whitley Lane, Sheffield, S35 8RP</b> 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).	Granted conditionally.
24/00218/FUL	<b>6 Chambers View, Sheffield, S35 2TB</b> Demolition of existing porch and erection of a new porch to dwellinghouse.	Granted conditionally.
23/03313/FUL	<b>8 Drake Close, Sheffield, S35 1TB</b> Demolition of side conservatory, erection of two-storey	Refused.

	side/rear extension with bay windows to side and dormer wind to front, single-storey front and rear extensions, formation of bay window to front, erection of dormer extension to rear and alterations and enlargement of dormer window to front of dwellinghouse.	
24/00099/FUL	<b>54/56 High Street, Ecclesfield, Sheffield, S35 9XD</b> Demolition of front porch, separation of cottage in to 2 dwellings and erection of single storey front extension to both dwellings (amended resubmission of 23/02093/FUL).	Granted conditionally.
23/03241/FUL	<b>41 Park View Road, Chapeltown, Sheffield, S35 1WL</b> Demolition of detached garage, erection of a two-storey side/rear and a single-storey rear extension to dwellinghouse, provision of garden store and bin enclosure and a rear glass-roofed pergola and alterations to garden area to provide of driveway for 2 cars.	Granted conditionally.
23/03564/FUL	<b>22 Smithy Close, Sheffield, S35 4FQ</b> Erection of a single-storey front extension, a first-floor rear and single-storey rear extension to dwellinghouse.	Granted conditionally.
24/00402/FUL	<b>15 Salt Box Grove, Sheffield, S35 8SG</b> Erection of a single-storey rear extension to dwellinghouse.	Permitted development.