



**Public Participation Session**

Prior to the formal commencement of the meeting, there was an opportunity for members of the public to ask questions. Two members of the public were in attendance relating to planning application 24/01931/FUL Greno House.

**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 Thursday 5 September 2024**

**Commenced: 6.30 pm - Concluded: 7.05 pm**

**Councillors Present:** Thomas Sturgess (Vice-Chairman), Andy Bainbridge, Dr John Bowden (item 2024/21 onwards), Victoria Bowden (item 2024/21 onwards), Susan Davidson, Denise Fearnley and Alan Hooper

**Absent Councillors:** There were none.

**Officers.** Andrew Towleron – Parish Clerk/RFO (item 2024/22 onwards) and Laura Tickle – Administration & Financial Officer

**Members of the Public.** There were two.

**Chairman's Announcement**

The Vice-Chairman of the Committee and acting Chairman, Councillor Thomas Sturgess, outlined the procedures to ensure that the meeting was effective and lawful.

<b><u>2024/17 (EP)</u></b>	<b><u>Item 17: Apologies and Reasons for Absence</u></b>  There were none.
<b><u>2024/18 (EP)</u></b>	<b><u>Item 18: Declarations of Interest</u></b>  There were none.
<b><u>2024/19 (EP)</u></b>	<b><u>Item 19: Exclusion of Press and Public</u></b>  There were no items, which required the exclusion of the press or public.
<b><u>2024/20 (EP)</u></b>	<b><u>Item 20: Environmental Planning Minutes and Notes</u></b>  The Vice-Chairman, Councillor Thomas Sturgess introduced the draft minutes of the Environmental Planning meeting held on 11 <sup>th</sup> July 2024. These were considered.

	<p>Proposed by Councillor Susan Davidson, seconded by Councillor Denise Fearnley and <b>RESOLVED:</b> That the minutes of the Environmental Planning Committee meeting of 11<sup>th</sup> July 2024 be endorsed.</p> <p style="text-align: right;"><i>(7 in favour)</i></p>
<p><b><u>2024/21 (EP)</u></b></p>	<p><b><u>Item 21: Planning Matters</u></b></p> <p><b><u>21.1 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>7 planning applications of which 4 were to be considered.</p> <p>These are shown in Appendix A.</p> <p>It was explained that planning applications 24/00796/FUL, 24/01979/FUL and 24/02301/FUL had been dealt with under Delegated Powers and the Council had no objections or comment to make.</p> <p>The Committee considered the 4 planning applications and considered that they had no objections or comments to make on them, apart from planning application 24/01931/FUL, Land Opposite 2 Greno House, Greno House, School Lane, Grenoside, Sheffield, S35 8QU – Demolition of garage and erection of 1no. dwelling.</p> <p>The committee consulted on this application. There has been objections from neighbours and serious concerns from the Committee in relation to this application.</p> <ul style="list-style-type: none"> <li>• Discrepancies over the application-unsure of whether the application is for 2 houses or 1</li> <li>• Application is within and will have a negative impact on Grenoside Conservation Area</li> <li>• Closeness to neighbouring properties</li> <li>• TPO trees have been removed</li> <li>• The property is close to a stream, which floods and has/does cause problems for neighbouring properties</li> <li>• Old drainage system causing flooding</li> <li>• It mirrors an application from a previous year which was refused</li> </ul> <p>Proposed by Councillor Susan Davidson, seconded by Councillor Andy Bainbridge and <b>RESOLVED:</b> That the Committee has no objections or comments on the above planning applications.</p> <p style="text-align: right;"><i>(Comments to be submitted to SCC)</i> <i>(7 in favour)</i></p> <p><b><u>21.2 To receive notifications of any planning decision notices (listed)</u></b></p> <p>The Committee was informed of notifications of planning decision notices for 9 planning applications.</p> <p>These were considered and noted by the Committee.</p> <p>The planning decision notices considered are shown at Appendix B.</p>
<p><b><u>2024/22 (EP)</u></b></p>	<p><b><u>Item 22: To receive an update on various projects and activities</u></b></p> <p>Andrew Towlerton provided an update on progress with the Neighbourhood Plan. He explained that the ('Regulation 14') consultation on the draft Ecclesfield Neighbourhood Plan and associated Design Codes, which took place over the summer, was now closed. The next stage is to consider the responses and amend the draft Plan as appropriate. He anticipated that the revised draft of the Plan would be available later this year.</p>

<b><u>2024/23 (EP)</u></b>	<b><u>Item 23: Correspondence</u></b>  A notification from Sheffield City Council for Planning Appeal (Ref: APP/J1123/D/24/3348299) against refusal to grant planning approval to retain storage/garage building (retrospective planning application) at Harrisons Springs, Penistone Road, Grenoside 23/01944/FUL. This was previously circulated and noted by the Committee.
<b><u>2024/24 (EP)</u></b>	<b><u>Item 24: Date and time of future meetings</u></b>  The next: <ul style="list-style-type: none"><li>• Environmental Planning mid-month Delegated Powers Committee Meeting is to be confirmed</li><li>• Environmental Planning Committee Meeting is scheduled for Thursday 3<sup>rd</sup> October 2024 at 6.30 pm at the Council Offices, High Green</li></ul> These were noted by the Committee.

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**APPENDIX A**

Date Received	Planning Reference	Site Location	Brief Description of Proposal	Date Comments Due
05/07/2024	24/00796/FUL	<b>*18 Hazel Grove, Sheffield, S35 1TW</b>	Demolition of rear conservatory, erection of part single/part two-storey rear extension including a covered patio, alterations to first-floor rear window to be replaced with a door and formation of cantilevered rear balcony and alterations to roof space to form additional living accommodation including hip to gable roof and provision of roof lights to front, sides and rear of dwellinghouse.	26/07/2024
05/07/2024	24/01979/FUL	<b>*15 Byron Avenue, Sheffield, S35 1SQ</b>	Erection of single-storey rear/side extension with associated works to dwellinghouse.	26/07/2024
08/08/2024	24/02301/FUL	<b>*6 Habershon Drive, Sheffield, S35 2ZT</b>	Erection of single-storey and rear extension to dwellinghouse.	30/08/2024
09/08/2024	24/02297/FUL	<b>28 Nether Crescent, Sheffield, S35 8PX</b>	Extension to existing garage including provision of pitched roof.	02/09/2024
14/08/2024	24/02356/FUL	<b>Morrisons Supermarket, 299 The Common, Sheffield, S35 9WJ</b>	Provision of 4no. electric vehicle charging points and bays, erection of associated canopy, substation enclosure, LV panel, meter cabinet and associated works.	05/09/2024
21/08/2024	24/02289/FUL	<b>428 &amp; 430 Burncross Road, Sheffield, S35 1SL</b>	Erection of single-storey rear extension to dwellinghouse (428) and formation of site access and screen fencing (430)	10/09/2024
21/08/2024	24/01931/FUL	<b>Land Opposite 2 Greno House, Greno House, School Lane, Grenoside, Sheffield, S35 8QU</b>	Demolition of garage and erection of 1no. dwelling	10/09/2024

**\*Planning application 24/00796/FUL, 24/01979/FUL and 24/02301/FUL has been dealt with under Delegated Powers and comments have been submitted to Sheffield City Council.**

**APPENDIX B**

Planning Reference	Site/Location Proposal	Outcome
24/01327/FUL	<b>26 Grenfolds Road, Sheffield, S35 8NU</b> Erection of a covered raised decking area to rear of dwellinghouse.	Granted conditionally
24/00572/FUL	<b>Sylvester Farm, 448 Whitley Lane, Sheffield, S35 8RQ</b> Erection of a single-storey detached garage within the curtilage of dwellinghouse.	Granted conditionally
24/01389/FUL	<b>27 Park View Road, Chapeltown, Sheffield, S35 1WL</b> Installation of an air source heat pump to side of dwellinghouse,	Granted conditionally
24/01695/FUL	<b>13 Greno Gate, Sheffield, S35 8NY</b> Demolition of existing single-storey rear extension and erection of a two-storey side/single rear extension to dwellinghouse, including a rear dormer window and additional front roof lights to the existing roof slope.	Granted conditionally
24/01771/FUL	<b>124 Burncross Road, Sheffield, S35 1TG</b> Installation of exterior air source heat pump to rear of dwellinghouse.	Granted conditionally
24/01284/FUL	<b>1 Walker Close, Sheffield, S35 8SA</b> Erection of single-storey front extension to dwellinghouse.	Granted conditionally
24/01979/FUL	<b>15 Byron Avenue, Sheffield, S35 1QB</b> Erection of single-storey rear/side extension with associated works to dwellinghouse.	Granted conditionally
24/01941/TEL	<b>Land to Front of 230 Yew Lane, Sheffield, S5 9AL</b> Erection of 17.5m monopole and associated cabinets (Application to determine if approval required for siting and appearance).	Refused
24/01867/FUL	<b>13 Creswick Lane, Sheffield, S35 8NL</b> Erection of a single-storey rear/side extension, a single-storey front/side extension with front porch, a rear detached out-building and a rear outdoor terrace area with fencing.	Granted conditionally