



ECCLESFIELD PARISH COUNCIL

Ecclesfield Parish Council

Council Offices, Mortomley Lane
High Green
Sheffield, S35 3HS

Tel: 0114 2845095

Email: admin@ecclesfield-pc.gov.uk

Website: www.ecclesfield-pc.gov.uk

Public Participation Session

Prior to the formal 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 6th March 2025

Commenced: 6.30 pm - Concluded: 7.08 pm

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

Absent Councillors: There were none.

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

Members of the Public. There were two in attendance.

Chairman's Announcement

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

<u>2024/65 (EP)</u>	<u>Item 65: Apologies and Reasons for Absence</u> There were none.
<u>2024/66 (EP)</u>	<u>Item 66: Declarations of Interest</u> There were none.
<u>2024/67 (EP)</u>	<u>Item 67: Exclusion of Press and Public</u> It was considered that there were no items which required the exclusion of the press or public.
<u>2024/68 (EP)</u>	<u>Item 68: New Committee Member</u> Councillor Carol Levery was welcomed to the Environmental Planning Committee.

<p><u>2024/69 (EP)</u></p>	<p><u>Item 69: Environmental Planning Minutes</u></p> <p>Draft minutes of the 6th February 2025 were considered.</p> <p>Proposed by Councillor Denise Fearnley, seconded by Councillor Thomas Sturgess and RESOLVED: That the minutes of 6th February 2025 be endorsed. <i>(8 in favour)</i></p>
<p><u>2024/70 (EP)</u></p>	<p><u>Item 70: Planning Matters</u></p> <p><u>70.1 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>7 planning applications were to be considered.</p> <p>These are shown in Appendix A.</p> <p>The Committee considered the 7 planning applications and considered that they had no objections or comments to make on them, apart from the following planning application – 25/00413/FUL, Sheffield Car Centre, Eden Park, Penistone Road, Grenoside, Sheffield, S35 8QH.</p> <p style="margin-left: 40px;">a) 25/00413/FUL, Sheffield Car Centre, Eden Park, Penistone Road, Grenoside, Sheffield, S35 8QH – The Committee’s previous comments on this application are still valid, as well as their additional comments, which are below.</p> <ul style="list-style-type: none"> • The Committee are in full support of the neighbours’ objections • Overdevelopment of the site • The removal of conifer trees which acted as a safety barrier for vehicle parking • Wall to replace the removal of conifer trees to secure vehicle spaces • Hedging removed, needs to be replaced with mature hedging before building works commence • Invasion of privacy on neighbouring properties <p>The Committee’s previous objections on this application.</p> <ul style="list-style-type: none"> • Size and massing of the building especially in relation to properties to the rear on Grenfolds Road • Inadequate car parking places which will result in road parking on nearby residential streets • A high volume of visiting cars and delivery lorries • The site on the main A61 track road, close to the busy Penistone Rd/Wheel Lane junction • Traffic flow will be seriously affected especially traffic turning right • The provision of a pedestrian gate leading from Rojean Road will affect the residents living there as customers’ cars will be parking on Rojean Road, as an access road which has a narrow carriageway and very limited turning point. Customers will use Rojean Road as double yellow lines are displayed on Penistone Road/Wheel Lane/Salt Box Lane and Halifax Road. <p>Proposed by Councillor Thomas Sturgess, seconded by Councillor Denise Fearnley and RESOLVED: That the Committee has no objections or comments to make on the</p>

	<p>applications shown at Appendix A, apart from the one listed above.</p> <p style="text-align: right;"><i>(Comments to be submitted to SCC)</i> <i>(8 in favour)</i></p> <p><u>70.2 To receive notifications of any planning decision notices (listed)</u> The Committee was informed of notifications of planning decision notices for 6 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>
<u>2024/71 (EP)</u>	<p><u>Item 71: To receive an update on various projects and activities</u></p> <p><u>Neighbourhood Plan</u></p> <p>The Clerk explained that he had been informed by Sheffield City Council that there had been a delay in the timetable for the preparation of the Sheffield Local Plan, which in turn may have implications for progress with the Neighbourhood Plan. He intended to call a meeting shortly of the Neighbourhood Plan Working Party to discuss next steps.</p>
<u>2024/72 (EP)</u>	<p><u>Item 72: Correspondence</u></p> <p>The Committee considered correspondence the Parish Council had received from a resident relating to parking issues at the Greggs/Starbucks site at The Common, Ecclesfield, S35 9WN.</p> <p>The Committee would like the Clerk to write to the parking company, Smart Parking Ltd, in relation to these issues and copy in Greggs and Starbucks.</p> <p>Proposed by Councillor Susan Davidson, seconded by Councillor Andy Bainbridge and RESOLVED: That the Clerk write to Smart Parking Ltd in relation to the above parking issues.</p> <p style="text-align: right;"><i>(8 in favour)</i></p>
<u>2024/73 (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 scheduled to take place remotely on Thursday 20th March 2025 at 6.30 pm • Environmental Planning Committee Meeting is scheduled for Thursday 3rd April 2025 at 6.30 pm at the Council Offices. <p>These were noted by the Committee.</p>

APPENDIX A

Date Received	Planning Reference	Site Location	Brief Description of Proposal	Date Comments Due
06/02/2025	25/00235/RG3	2 Greno Crescent, Sheffield, S35 8NX	Erection of a single-oo front/side extension to dwellinghouse (Application under Regulation 3 – 1992).	27/02/2025
11/02/2025	25/00283/FUL	194 Burncross Road, Sheffield, S35 1SG	Alterations to front garden of dwellinghouse to form off-road parking including formation of dropped kerb.	04/03/2025
17/02/2025	25/00200/FUL	Land Adjacent No 11, Cowley Way, Sheffield, S35 1QP	Minor realignment, engineering and earth works to alter gradient and resurface existing footpath and cycle route including the provision of a fall protection fence.	10/03/2025
21/02/2025	25/00318/FUL	Michael's Music Studio, 51 Station Road, Chapeltown, Sheffield, S35 2XE	Use of building as a mixed-use commercial unit on the ground floor (Class E) and a residential flat on the upper floors (use class C) with external alterations consisting of a balcony to the rear at first-floor level and erection of dormer window to the rear of the building.	14/03/2025
21/02/2025	25/00413/FUL	Sheffield Car Centre, Eden Park, Penistone Road, Grenoside, Sheffield, S35 8QH	(Application under Section 73 to vary conditions 2, 40 and 41 of application 20/00414/FUL) – Demolition of car sales building and erection of four/three-storey block comprising 20 dwellings (Use Class C3), convenience store (Use Class E part a) and 2 commercial units (Use Class E part a, c, e and g) with associated parking and formation of site accesses.	14/03/2025
21/02/2025	25/00453/FUL	93 Station Road, Chapeltown, Sheffield, S35 2XF	Alterations to front dormer window, provision of rear external staircase to serve first floor flat and an additional window to front and rear elevation.	17/03/2025
26/02/2025	25/00506/FUL	24 Park Avenue, Chapeltown, Sheffield, S35 1WE	Erection of a two-storey side extension with a single-storey link extension to existing garage, a single-storey front porch and alterations to garage to form habitable accommodation.	19/03/2025

APPENDIX B

Planning Reference	Site/Location Proposal	Outcome
24/03570/FUL	Lily Pad Day Nursery, 432 Whitley Lane, Sheffield, S35 8RQ Erection of a dwellinghouse (Application under Section 73 to vary condition no(s) 9 and 10 (drainage) as imposed by planning permission 23/02758/FUL.	Granted
24/03699/PVPN	ALDI, 82 The Common, Sheffield, S35 9WN Installation of photovoltaic panels to roof of building.	Granted
24/03702/HPN	50 Green Lane, Ecclesfield, Sheffield, S35 9WY Single-storey rear extension – the extension will be 3.8metres from the rear of the original dwellinghouse, ridge height no more than 4.0metres and height to the eaves of 2.7m.	Granted
24/03268/FUL	Site of Former 27 Skew Hill, Sheffield, S35 8QW Demolition of existing outbuilding and metal shed, use of a former barn as self-build dwellinghouse with external alterations to include two-storey side extension, alterations to fenestration, formation of off-street parking for 2no. cars and associated landscaping works.	Granted
24/03600/FUL	Blacksmith Lane, Sheffield, S35 8ND Demolition of outbuilding, and erection of single-storey side/rear extension to dwellinghouse.	Granted
24/03622/LD2	42 Wheel Lane, Grenoside, Sheffield, S35 8RN Application of Lawful Development Certificate for demolition of existing rear conservatory and outbuilding and erection of a single-storey rear extension to dwellinghouse (Application under Section 192).	Granted