

BRADFIELD PARISH COUNCIL
Assets, Community and Environment Committee
held in the Council Offices, Mill Lee Road, Low Bradfield, S6 6LB
11th March 2026

Present: -	(Chair)	Councillor T Barrow
	(Oughtibridge)	Councillor J Morton
		Councillor D Chinchin
	(Stannington)	Councillor P Baker
		Councillor C Carter
		Councillor P Roberts
	(Worrall)	Councillor T Vickers
		Councillor S Cole
		Councillor J Paszek
		Councillor J Westwood-Gray

In attendance: Representatives from Friends of Loxley Valley, P Bedwell - Patrick Properties, David Cross – Sky House Co, (for item 25292)

25289. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs V Powell and K Southwood.

25290. EXCLUSION OF THE PRESS AND PUBLIC

There were no items of exclusion.

25291. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were no declarations of interest.

25292. LOXLEY VALLEY SITE

Members received an update regarding the Loxley Valley - Sky House planning application. The application has been submitted and validated, with no changes proposed to the submitted drawings. Supporting reports, including technical assessments, are being provided as part of the application process.

It was noted that the viability of the scheme is currently considered challenging, meaning there is insufficient viability within the development to deliver off-site affordable housing contributions. The developer has, however, committed to funding a survey for Sheffield City Council (SCC) to support the viability assessment.

The application is being progressed with South Yorkshire Mayoral Combined Authority (SYMCA), including support in relation to site decontamination, flood risk mitigation, footpaths and related infrastructure.

A Planning Performance Agreement has been entered into with SCC, who will work with the applicant to bring forward recommendations on the scheme.

The proposed development includes approximately 73 dwellings with a mix of property types, including 1-bed homes, 2-bed bungalows, and 3, 4 and 5-bed houses, as well as some larger “super deluxe” properties and potential multi-generational homes. Indicative pricing ranges were discussed, from smaller properties to higher-value homes.

The wider concept for the development includes a village green and community facilities such as a café, farm shop and padel court.

In terms of site access, two separate access routes are proposed, with no through-route planned through the development. The project may receive government or mayoral funding and would be developed in phases.

It was confirmed that heritage structures on the site will not be affected by the development.

Members noted potential traffic impacts at Malin Bridge, which will be addressed through a Transport Plan. Further work is also being undertaken regarding site decontamination and potential impacts on the river, including a groundwater survey.

25293. PARISHIONERS’ OBJECTIONS/COMMENTS

There were no items of business.

25294. CLERK’S REPORT/CORRESPONDENCE

- a) The Clerk informed Councillors that the SWFC Kicks programme is currently running sessions at Dungworth School on Fridays and asked whether they wished for the Dungworth Park programme to continue as planned.
- b) The Clerk provided information for Councillors regarding Citizens award noting this item will be on the agenda at the next full Council.

25295. NOTIFICATIONS OF DECISIONS UNDER THE TOWN AND COUNTRY PLANNING ACT

The planning decisions made by Sheffield City Council and the Peak District National Park Authority were noted.
These decisions can be found at the foot of the minutes.

25296. PLANS FOR CONSIDERATION UNDER THE TOWN & COUNTRY PLANNING ACT

A schedule detailing the applications received was tabled. Five was received from Sheffield City Council and none were received from Peak District National Park Authority. Observations would be forwarded to the relevant Authority.
These applications can be found at the foot of the minutes.

25297. MATTERS RELATING TO OTHER AUTHORITIES

There were no items of business.

25298. MEMBERS QUERIES AND INFORMATION

- a) Cllr D Chinchon reported his attendance at the recent Upper Don Trail Trust (UDTT) meeting noting Marie Tidball is continuing to apply pressure for a crossing on the main road with options currently being explored.
Cllr D. Chinchon reported that the footpath at Rocher Bridge has been closed by Sheffield City Council due to structural concerns. Members expressed concerns regarding the impact of the closure on residents, noting that the bridge is frequently used as a through route by local people. The Clerk was instructed to write to the Council raising these concerns.
- b) Cllr T. Vickers queried what constitutes affordable housing in relation to the Sky House planning application. Cllr P. Baker advised that she will make enquiries with Sheffield City Council and report back.
- c) Cllr P Baker reported Stannington Pavillion is progressing well.
- d) Cllr S Cole updated members regarding Loxley Driving range site. A site meeting has taken place involving the Environment Agency (EA), the Health and Safety Authority (HSA) and Sheffield City Council (SCC). Concerns were raised regarding the surface condition of Myers Lane and the operator has been instructed to undertake the necessary works to rectify this. It was noted that enforcement action may be considered should the required works not be carried out. Cllr S Cole is currently awaiting a response from the EA. It was also noted that Olivia Blake MP has been in contact with relevant departments regarding the matter, and awaiting a response from the EA.

Chair