

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 7 January 2014

PRESENT: Councillors Alan Law (Chair), Trevor Bagshaw, David Baker, Janet Bragg, Tony Downing (Deputy Chair), Jayne Dunn, Ibrar Hussain, Bob Johnson, Bob McCann, Peter Price, Peter Rippon, Garry Weatherall and Joyce Wright

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the press and public.

3. DECLARATIONS OF INTEREST

3.1 Councillor Bob Johnson declared a personal interest in an application for planning permission for the demolition of outbuildings and the erection of a single-storey rear extension to Hillsborough Trinity Church, Middlewood Road (Case No. 13/03518/FUL), as he had spoken to residents and a representative of the church in respect of the proposed development and he left the room prior to consideration of the item and took no part in the discussion or vote thereon.

3.2 Councillor Janet Bragg declared a personal interest in an application for planning permission for the demolition of outbuildings and the erection of a single-storey rear extension to Hillsborough Trinity Church, Middlewood Road (Case No. 13/03518/FUL) as she had attended a meeting at the Church in respect of the proposed development, but had not taken part in the discussion and stated that she would participate in its determination as she had not predetermined her views on the application.

3.3 Councillor Bob McCann declared a personal interest in an application for planning permission for the erection of 6 apartments in a two-storey building with parking at the lower ground level at Norton Church Hall, Norton Lane (Case No. 13/03363/FUL) as the proposed development was located in his Ward, but stated that he would consider the application with an open mind and would speak and vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 17 December, 2013 were

approved as a correct record.

5. SITE VISIT

- 5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Monday 27 January 2014, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

6. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 6.1 **RESOLVED:** That (a) the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided, granted or refused as stated in the report to this Committee for this date in respect of Case No. 13/03518/FUL and other applications considered be amended as in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose;

(b) having heard representations from the applicant in support of the proposed development, an application for planning permission for the demolition of outbuildings and erection of a single-storey rear extension to Hillsborough Trinity Church, Middlewood Road (Case No. 13/03518/FUL) be granted, conditionally;

(c) having (i) noted (A) additional representations and the officer's response and (B) that the Legal Agreement had been completed, as detailed in a supplementary report circulated at the meeting and (ii) heard representations from (A) a local resident and a local Ward Councillor objecting to the development and (B) the applicant in support of the proposed development, an application for planning permission for the erection of 6 apartments in a two-storey building with parking at the lower ground level at Norton Church Hall, Norton Lane (Case No. 13/03363/FUL) be granted, conditionally;

(d) an application for planning permission for the demolition of an existing primary school and the erection of new primary school, including an integrated resource unit and children's centre with associated works including re-grading of the site for the new school, parking accommodation, hard and soft play areas and a sports pitch on the site of the former school at Fox Hill Primary School, Keats Road, (Case No. 13/03355/FUL) be granted, conditionally, subject to an additional condition being attached concerning a detailed assessment being undertaken of the ground conditions of the land proposed for the playing field and a detailed scheme being provided to ensure the playing field would be of an acceptable quality to accord with Development Policy CF1, as detailed in a supplementary report

circulated at the meeting;

(e) an application for planning permission for the erection of a primary school with associated car parking accommodation, access, multi-use games area and playing pitches at land adjoining Prince Edward Primary School, Queen Mary Road (Case No. 13/03199/FUL) be granted, conditionally, subject to Condition 2 being amended in respect of the revised and additional documents, as detailed in a supplementary report circulated at the meeting; and

(f) having (i) noted additional representations and information submitted by the applicant and the officer's response, as detailed in a supplementary report circulated at the meeting and (ii) heard representations from a local resident and a local Ward Councillor objecting to a building and land being used in connection with a builder's business, an application under Section 191 for a lawful use certificate concerning the use of a store and yard at the rear of 69 Baslow Road as a builder's yard, office and store (Case No. 13/01263/LD2) be refused, with authority given for (A) the Director of Regeneration and Development Services or Head of Planning to take all appropriate steps including, if necessary, enforcement action and the institution of legal proceedings, to ensure the cessation of the unauthorised use to the rear of 69 Baslow Road and (B) the Head of Planning, in liaison with the Chair of this Committee, to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Director of Regeneration and Development Services detailing planning appeals recently submitted to the Secretary of State.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee will be held on Tuesday 28 January 2014 at 2.00 pm at the Town Hall.