

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 18 February 2014

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

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Peter Rippon, but no substitute was appointed in his place.

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 Tony Downing declared a personal interest in an application for planning permission for the demolition of The Wheel Public House, 19 Plumbley Hall Road and the erection of 7 dwellinghouses (Case No. 13/03849/FUL), as he was the local Ward Councillor and as he had also spoken to Mr Clive Betts MP. He stated that he had spoken to no one involved with the development and, as such, he had not predetermined his views on the application and would therefore participate in its determination.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 28 January, 2014 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 10 March 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 Nos. 13/04127/OUT,

13/03955/FUL and 13/02751/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 noted the officer's dual recommendation to meet the Government's target for Local Planning Authorities to determine proposed developments, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of 34 dwellinghouses with associated car parking and landscaping on land between 41 and 87 Buchanan Crescent and land adjoining 58 Buchanan Crescent and 262 Buchanan Road (Case No. 13/04056/FUL) be granted, conditionally, subject to the completion of a legal agreement, but in the event that the Heads of Terms are not concluded by 3 March 2014, authority be given for the application to be refused over the failure to make adequate provision, in light of the requirement to meet the Government's target time for determining the application;

(c) having noted an amendment to the application description, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the use of a dwellinghouse as a residential care home (Use Class C2) at 29 Toll Bar Drive (Case No. 13/04008/FUL) be granted conditionally;

(d) having (i) noted (A) the additional representations received following public notification of the initial scheme that had been proposed and on the amended scheme, along with 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 oral representations at the meeting from the applicant's representative, an application for planning permission for the demolition of The Wheel Public House, 19 Plumbley Hall Road and the erection of 7 dwellinghouses (Case No. 13/03849/FUL) be granted, conditionally, subject to Condition 2 being amended to include the amended drawings, as detailed in the aforementioned supplementary report circulated at the meeting;

(e) having (i) noted (A) additional information concerning the applicant's proposed hours of operation for the whole garage premises and the officer's response, (B) additional representations objecting to the development and a petition containing 53 signatures objecting to double yellow lines on Meersbrook Road, along with the officer's response and (C) the proposed amendments to Conditions 3 and 6 and an additional Condition relating to the hours of operation, all as detailed in a supplementary report circulated at the meeting, (ii) heard oral representations at the meeting from three residents objecting to the proposed development and from the applicant's agent in support of the proposed development and (iii) noted legal advice that an anonymous email sent to Members of the Committee could not be considered, an application for planning permission for alterations to a car showroom including installation of roller shutters for use as a car repair garage, rendering of the building and erection of a 1.8 metre boundary wall (retrospective), use of a basement workshop as car parking and the reduction of the boundary wall brick piers (adjacent access) to 1 metre at The Meersbrook Garage, 1 to 7 Meersbrook Road (Case No. 13/03502/FUL) be refused, as the Committee considered that the proposed development would result in excessive vehicle parking and manoeuvring on the

public highway, to the detriment of the free and safe flow of traffic and pedestrian safety and, as such, would be contrary to Policy H14(d) of the Unitary Development Plan; and

(f) having (i) noted additional information received from the District Valuation Office, as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations from the applicant's representative at the meeting, an application for planning permission for the demolition of workshops and offices, and erection of a mixed use development comprising 341 student accommodation units (sui generis use) (maximum of 11 storeys high and contained within 319 studios and 22 apartments), ancillary resident only facilities, and business space (Use Class B1(a) (160 square metres), 29 retirement apartments (Use Class C3) (maximum of 5 storeys high), a care home facility (Use Class C2) (maximum of 4 storeys high and including 60 bedspaces), associated car parking and landscaping works at the Globe II Business Centre, 128 Maltravers Road (Case No.13/01528/FUL) be granted, conditionally, subject to (A) an additional condition being attached in respect of the proposed refuse and recycling storage facilities to be provided, as detailed in the aforementioned supplementary report circulated at the meeting and (B) the completion of a legal agreement.

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 (a) planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals along with a summary of the reasons given by the Secretary of State in his decision.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee will be held on Tuesday 11 March 2014 at 2.00 pm at the Town Hall.