

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 7 October 2014

PRESENT: Councillors Alan Law (Chair), David Baker, Jack Clarkson, Roger Davison, Tony Downing (Deputy Chair), Ibrar Hussain, Bob Johnson, Bryan Lodge, Roy Munn, Peter Price and Denise Reaney

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Joyce Wright, but no substitute was provided.

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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee held on 16 September 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 27 October 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

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 as shown 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 (i) noted an amendment to the proposed development's description to confirm that the application relates to the ground floor of the building and (ii) considered additional representations and the officer's response, as detailed in a supplementary report circulated at the meeting, an application for planning

permission for use of the ground floor of a building (Class A1(Shops)) as a public house (Class A4 (Drinking Establishments)) at 623 Ecclesall Road (Case No. 14/02765/FUL) be granted, conditionally, subject to an additional condition requiring a level threshold to be provided to the entrance, as detailed in the aforementioned supplementary report;

(c) having considered (i) additional representations from a local Ward Councillor objecting to the proposed development, as detailed in a supplementary report circulated at the meeting and (ii) oral representations at the meeting objecting to the development from a neighbour and a representative of the Broomhall Park Association and from the applicant's agent in support of the development, an application for planning permission for the change of use to a seated outdoor coffee area (Use Class A3) at 245 Ecclesall Road (Case No. 14/02614/FUL), be granted, conditionally;

(d) an application for planning permission for a single-storey rear extension to the Sunflower Children's Centre at 21 Carter Hall Road (Case No 14/02260/FUL) be granted, conditionally, subject to an additional condition being attached requiring the applicant to provide details of measures to prevent pavement car parking, between the existing highway safety barrier and the children centre's boundary;

(e) following consideration of (i) an additional submission from the applicant, additional representations from objectors and the officer's planning assessment in response, as detailed in a supplementary report circulated at the meeting and (ii) oral representations at the meeting from a local resident commenting on the development and the applicant's representatives in support of the development, an application under Regulation 3 of the Town and Country Planning (General) Regulations 1992 for the demolition of parts of infant school buildings, alterations and an extension to retained buildings and an extension to provide additional classrooms, provision of a multi use games area, car parking and external works at Hallam Primary School, Hallam Grange Crescent (Case No. 14/02000/RG3) be granted, conditionally;

(f) having (i) noted a proposed amendment to Condition 3 regarding the hours of use, as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations at the meeting from two local residents commenting on the application and the response from the applicant's agent, an application under Section 73 to vary Condition 3 (hours of use) and Condition 6 (cooking equipment) concerning the planning permission for the use of a dwellinghouse as a restaurant/cafe (Class A3) on the ground floor with a flat at first floor level (Case No. 13/02171/CHU), by increasing the opening hours of the cafe to between 0800 hours to 1800 hours Monday to Saturday and 0800 hours and 1700 hours on a Sunday and for two microwave ovens, one safety fat frier and one griddle to be used in the cafe at the Village News, 176 to 178 Main Street, Grenoside (Case No. 14/01031/CHU), be deferred to the next meeting of the Committee to allow officers to seek clarification on the proposed change of hours of use;

(g) having (i) noted a correction to the report now submitted by the substitution of the timescale of "4 weeks" for "6 weeks" under the Summary and Recommendation (Page 89, 2nd Paragraph 3rd sentence) and (ii) heard oral representations at the

meeting from two local residents commenting on the application and the response from the applicant's agent, an application for planning permission for the repositioning of an existing refrigeration unit to the rear elevation and its encasement in a sound reduction enclosure at the Village News, 176 to 178 Main Street, Grenoside (Case No. 14/01042/FUL), be deferred to the next meeting of the Committee to allow officers to seek clarification on the refrigeration unit proposed in the application description; and

(h) having heard an oral representation at the meeting from a neighbour objecting to the proposed development, an application for planning permission for the erection of a dwellinghouse and detached garage within the curtilage of the Croft, 5 Stratford Road (Case No. 14/00442/FUL) be granted, conditionally.

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 October 2014 at 2.00 pm at the Town Hall.