

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 22 December 2015

PRESENT: Councillors Peter Rippon (Chair), David Baker, Jack Clarkson, Tony Damms, Roger Davison, Adam Hurst, Ibrar Hussain, Alan Law, Bryan Lodge, Peter Price, Denise Reaney, Chris Rosling-Josephs, Garry Weatherall and Joyce Wright

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Nasima Akther, but there was no substitute 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 Councillor Chris Rosling-Josephs declared a personal interest in an application for planning permission for the replacement of a grass sports pitch with an all-weather pitch and erection of a 3m high perimeter fence and 6 x floodlights on 12m columns at Sheffield Tigers Rugby Union Football Club, Hathersage Road (Case No. 15/01952/FUL) as a family member lived near to the application site and he did not speak and vote thereon.

3.2 Councillors Bryan Lodge and Roger Davison declared personal interests in respect of a report of the Director of Regeneration and Development Services with regard to Enforcement of Planning Control at 43 Moorthorpe Rise (Item 11) as a family member lived nearby to the property and they did not speak or vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 1 December, 2015 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair, be authorised to make arrangements for a site visit on Monday, 18 January 2016, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

6. OBJECTION TO TREE PRESERVATION ORDER NO. 405: 155 PSALTER

LANE

- 6.1 The Director of Regeneration and Development Services submitted a report outlining his response to objections received to Tree Preservation Order No.405. The report stated that Order was served on 16 July 2015 to protect two sycamore trees in the front garden of land adjacent to 155 Psalter Lane. It was assessed that the trees had significant visual amenity value and were an important element in the character of the streetscene. A planning application had been approved for the site and that, whilst a condition required the tree roots to be protected, there was a risk of damage during the course of the construction process. The Order would also protect the trees into the future should any changes be made that could threaten their viability.
- 6.2 **RESOLVED:** That, following consideration of the objections as now reported, Tree Preservation Order No. 405 in respect of two sycamore trees on land adjacent to 155 Psalter Lane, under the Town and Country Planning Act 1990, be confirmed unmodified.

7. OBJECTION TO TREE PRESERVATION ORDER NO. 404: 7 GLADSTONE ROAD

- 7.1 The Director of Regeneration and Development Services submitted a report outlining his response to objections received to Tree Preservation Order No. 404. The report stated that the Order was made on 21 July 2015 to protect two mature pine trees in the front garden of 7 Gladstone Road. It was stated that a Notice had been received on 18 May 2015 to remove the trees as they had outgrown their position and needed felling. An assessment of the trees found that they contributed to the amenity value and tree lined character of Gladstone Road and the Conservation area. They were also considered to have a long useful life expectancy and that there was no obvious health and safety reasons for removing the trees.
- 7.2 **RESOLVED:** That, following consideration of the objections as now reported, Tree Preservation Order No. 404 in respect of two pine trees in the front garden of 7 Gladstone Road, under the Town and Country Planning Act 1990, be confirmed unmodified.

8. CONFIRMATION OF TREE PRESERVATION ORDER NO. 406: GRAHAM POINT FLATS, 405 FULWOOD ROAD

- 8.1 The Director of Regeneration and Development Services submitted a report detailing Tree Preservation Order No. 406. The report stated that the Order was made on 23 July 2015 to protect two mature sycamore trees within the grounds of Graham Point Flats, 405 Fulwood Road. It was stated that the trees were to be removed, an assessment though considered that they were in good order and of high amenity value to the locality. They were also in a prominent location and made a positive contribution to Graham Point Flats. A

hawthorn, holly, early mature red oak and a group of three holly trees were also added to the Order due to their visual amenity value and contributed to the street scene and locality. Various other trees on the land had been omitted from the Order due to their condition or limited amenity value.

- 8.2 **RESOLVED:** That, no objections having being received, Tree Preservation Order No. 406 made on 23 July 2015, in respect of trees on land at Graham Point Flats, 405 Fulwood Road, under the Town and Country Planning Act 1990, be confirmed unmodified.

9. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 9.1 **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. 15/03756/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 additional representations objecting to the proposed development, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of a dwellinghouse at the curtilage of 1 Stumperlowe Hall Chase (Case No. 15/04115/FUL) be granted, conditionally, subject to an additional condition being attached removing Permitted Development Rights in respect of the development, as detailed in the aforementioned supplementary report;

(c) having heard representations at the meeting from the applicant speaking for the proposed development, an application for planning permission for the retention of a tree-house in the rear garden at 3 Crescent Road (Case No. 15/03806/FUL) be refused (i) for the reason detailed in the report now submitted and (ii) with authority given to (A) the Director of Regeneration and Development Services to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised tree-house at 3 Crescent Road and (B) the Head of Planning, in liaison with a Co-Chair of the Committee, to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control;

(d) having heard representations from a representative of residents speaking at the meeting objecting to the development and from the applicant's agent speaking in support of the development, an application for planning permission for the erection of 4 x 1 bed and 3

x 2 bed dwellinghouses, including parking accommodation and associated landscaping at land at rear of 8 to 26 Pleasant Road (Case No. 15/03620/FUL) be granted, conditionally;

(e) having heard representations at the meeting from the applicant's agent speaking in support of the development, applications for listed building consent and planning permission for the demolition of workshops and laboratories, alterations, repairs and refurbishment to Mappin Building and Central Wing and erection of a glazed atrium to provide academic and administrative space, and creation of new entrance at the University of Sheffield, Sir Frederick Mappin Building, Mappin Street (Case Nos. 15/02908/LBC and 15/02907/FUL) be granted, conditionally;

(f) an application for planning permission for the demolition of an existing building and erection of a new building with 3 x retail units (Use Class A1/A2) with associated storage above, offices with associated meeting rooms and kitchen/rest room facilities (Use Class B1) and above and undercroft car parking accommodation at Saxon House, Broadfield Road (Case No. 15/02597/FUL) be granted, conditionally, subject to Condition 13 being amended with the addition of the words "retail units and office accommodation" prior to the words "shall not be used";

(g) having (i) noted an additional representation from a neighbour objecting to the development and the officer's response, as detailed in a supplementary report circulated at the meeting and (ii) heard representations from a representative speaking at the meeting on behalf of residents objecting to the development and from the applicant's agent speaking in support of the development, an application for planning permission for the demolition of an existing dwellinghouse and construction of 6 terraced town houses at 41 Camm Street (Case No. 15/02330/FUL) be granted, conditionally, subject to an additional condition being attached requiring obscure glass to be fitted to the first floor windows facing towards 46 Highton Street, as detailed in the aforementioned supplementary report;

(h) having noted that Sport England had withdrawn their objection to the proposed development, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the replacement of a grass sports pitch with an all-weather pitch and erection of 3m high perimeter fence and 6 x floodlights on 12m columns at Sheffield Tigers Rugby Union Football Club, Hathersage Road (Case No. 15/01952/FUL) be granted, conditionally; and

(i) having noted supporting information from the applicant's agent speaking at the meeting clarifying various details of the development, an application for planning permission for the demolition of workshop and erection of a dwellinghouse at Low Coppice Farm, Manchester Road, Crosspool (Case No. 15/01770/FUL) be granted, conditionally.

10. ENFORCEMENT OF PLANNING CONTROL: 43 MOORTHORPE RISE

10.1 The Director of Regeneration and Development Services submitted a report on his investigation into a complaint received concerning a breach of planning control in respect of the unauthorised extension of a rear garden curtilage, at 43 Moorthorpe Rise, into a green link corridor protected by a planning condition. The report stated that the green link corridor aided the flow of a watercourse and allowed wildlife to pass through the housing estate. It was explained that the curtilage had been extended by approximately 3 metres down its entire length into the corridor and right up to the edge of the watercourse, with a raised decking area erected and patio furniture provided. A letter had been sent requiring the green link corridor to be reinstated, but the owner had failed to comply with this request.

10.2 **RESOLVED:** That (a) the Director of Regeneration and Development Services or Head of Planning be authorised to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised curtilage extension and the reinstatement of the means of enclosure at 43 Moorthorpe Rise; and

(b) the Head of Planning, in liaison with a Co-Chair of the Committee, be authorised to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

(NOTE: Councillor David Baker left the room and re-entered the meeting during consideration of the aforementioned report and did not speak and vote thereon on the grounds that he had not been present for the whole of the item.)

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

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

12. DATE OF NEXT MEETING

12.1 **RESOLVED:** That it be noted that the next meeting of the Committee will be held on Tuesday, 19 January, 2016 at 2.00 pm, at the Town Hall.