

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 28 June 2016

PRESENT: Councillors Chris Rosling-Josephs (Chair), Ian Auckland, Alan Law, David Baker, Jack Clarkson, Dawn Dale, Tony Damms, Roger Davison, Adam Hurst, Dianne Hurst, Zahira Naz, Peter Price, Bob Pullin (Substitute Member) and Zoe Sykes

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Joe Otten and Councillor Bob Pullin attended the meeting as the duly appointed substitute. An apology for absence was also received from Councillor Peter Rippon but no substitute was appointed.

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 Alan Law declared a personal interest in an application for planning permission for alterations to building for use as 2 HMO's (Houses in Multiple Occupation) (20 bedspaces) and provision of basement parking area at The Wharnccliffe Hotel, 127 Bevercotes Road (Case No. 16/00325/FUL) as he had received lots of correspondence in respect of the application. Councillor Law had not declared his position prior to the meeting and therefore intended to take part in the discussion and vote on the item.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee, held on 7 June 2016, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Development Services, in liaison with a Co-Chair, be authorised to make arrangements for a site visit 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 and as amended 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) following consideration of an amended description, additional representations, a clarification to the report, and, subject to amendments to conditions and an amended recommendation, all as outlined in a supplementary report circulated at the meeting, and, having heard representations at the meeting from a local Ward Councillor speaking against the application and the applicant's agent speaking in favour of the application, an application for planning permission for demolition of all above ground buildings and structures, erection of a retail (Class A1 – food and non-food) units to include ancillary café/coffee shop facilities, 3 associated food and beverage units (Class A1, A3, A5) and provision of car parking accommodation, an ATM, a new signal controlled junction to Bochum Parkway, servicing, landscaping, pedestrian access and associated on and off-site works at Norton Centre, Sheffield College, Dyche Lane (Case No. 16/00771/FUL) be granted, conditionally, subject to no adverse direction from the Secretary of State;

(c) subject to the inclusion of an additional condition, as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from the applicant speaking in favour of the application, an application for planning permission for erection of 103 dwellinghouses and laying out of associated roads at Manor Site 8, land at junction with Fretson Road, Queen Mary Road (Case No. 16/00647/FUL) be granted, conditionally, subject to the completion of a legal agreement, with officers being requested to discuss with the Parks and Countryside Service an alternative location closer to the application site, than Hollinsend Park, for spending the open space contribution;

(d) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, an application for planning permission for alterations to building for use as 2 HMO's (Houses in Multiple Occupation) (20 bedspaces) and provision of basement parking area at The Wharnccliffe Hotel, 127 Bevercotes Road (Case No. 16/00325/FUL) be granted, conditionally; and

(e) following consideration of representations at the meeting from the owner of a neighbouring business commenting on the development, an application for planning permission for the demolition of existing buildings and erection of 103 student apartments (sui generis) in a 4/5/6 storey block with ancillary facilities and landscaped courtyard at Silverpride Works, Matilda Street (Case No. 15/02699/FUL) be granted, conditionally, subject to the completion of a Legal Agreement.

(NOTE: In accordance with Council Procedure Rule 26 of the Council's Constitution and the provisions of Section 100b(4)(b) of the Local Government (Access to Information) Act 1985, the Chair decided that the application for planning permission for Silverpride Works, Matilda Street (Case No. 15/02699/FUL) be considered as a matter of urgency in view of the need to determine the application by 30 June 2016 although it had not been possible to give 5 days' notice)

7. ENFORCEMENT OF PLANNING CONTROL: 72 ROEBUCK ROAD

7.1 The Head of Planning submitted a report on his investigation into a complaint received concerning a breach of planning control in respect of the unauthorised commercial use of land, including the provision of an unauthorised shipping container, at 72 Roebuck Road. The report stated that a Planning Contravention Notice had been served, but had not been returned by the owner of the property. Following a visit to the property by officers, the owner had agreed to tidy up the site, remove items and not to bring any new items for storage at the yard.

7.2 A follow-up visit though found that a significant amount of construction material, and the shipping container/sheds, still remained on site. It also appeared that no work had occurred in respect of the basement conversion to the property, which was still filled with building materials and equipment. It was explained that although attempts had been made by officers, the owner had also failed to meet with them again over this matter.

7.3 **RESOLVED:** That (a) the Head of Planning be authorised to take all appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the storage container and cease using the land for the storage of building materials at 72 Roebuck Road; and

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

8. ENFORCEMENT OF PLANNING CONTROL: UNIT B, OLD STATION DRIVE

8.1 The Head of Planning submitted a report on his investigation into a complaint received concerning a breach of planning control in respect of the unauthorised fence at Unit B, Old Station Drive. The report stated that the industrial units at the site were generally enclosed by palisade security fencing ranging from 0.75m to 3m in height. At the location of Unit B though additional corrugated solid screening had been attached to the palisade fencing to a height of 3m and 2.5m to the gate. The additional screening had been added to the North and

West elevations and to the rear of the site. It was explained that the owners had been informed that the height of the fencing could be increased using an increased height of palisade fencing or a different proposal, but the owners had not responded to officers in respect of this matter.

- 8.2 **RESOLVED:** That (a) the Head of Planning be authorised to take all appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised enclosure at Unit B, Old Station Drive; and

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

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 9.1 The Committee received and noted a report of the Director of Development Services detailing (a) the 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.

10. DATE OF NEXT MEETING

- 10.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday, 19 July 2016 at the Town Hall.