

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 7 March 2017

PRESENT: Councillors Chris Rosling-Josephs (Chair), Ian Auckland, Jack Clarkson, Michelle Cook, Dawn Dale, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Zahira Naz, Joe Otten, Peter Price, Peter Rippon, Zoe Sykes and Cliff Woodcraft (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor David Baker and Councillor Cliff Woodcraft attended as the duly appointed substitute.

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 an interest in an application for planning permission under Section 73 to withdraw condition 22 in respect of removing the requirement for the provision of affordable housing from planning permission Case No. 16/01169/OUT at Site Of Oughtibridge Mill Sheffield site, 22 to 24 Main Road, Wharnccliffe Side (Case No. 16/04679/OUT) as he had spoken with the developers. Councillor Law did not speak or vote thereon and left the room prior to consideration of the item.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee, held on 14 February 2017, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Interim Head of Planning, 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. CYCLE TRACKS ACT 1984 SECTION 3: CONVERSION TO SHARED FOOTPATH/CYCLETRACK OF PARTS OF FOOTPATHS SHE/270 AND SHE/271 AT HUTCLIFFE WOOD

The Head of Highway Maintenance submitted a report seeking authority to process a Cycle Track Order required for converting parts of Definitive Footpaths numbered SHE/270 and SHE/271 to a shared footpath/cycle track at Hutcliffe

Wood in the Beauchief area. The report stated that, at present, the footpaths were unsurfaced routes, but that it was proposed to convert parts of the footpaths to a shared footpath/cycle track and to construct a new section of footpath/cycle track linking the two footpaths. It was explained that the footpaths would be widened to 2.5m and constructed from crushed stone, with short lengths where the path meets Hutcliffe Wood Road and Abbey Lane, finished with a tarmac surface.

6.1 **RESOLVED:** That (a) no objections be raised to the proposed conversion of Definitive Footpaths numbered SHE/270 and SHE/271 at Hutcliffe Wood to a shared footpath/cycle track, as detailed in the report of the Head of Highway Maintenance and as shown coloured green on the plan now exhibited, subject to satisfactory arrangements being made with Statutory Undertakers in connection with regard to their mains and services that may be affected;

(b) authority be given to the Director of Legal and Governance to take all necessary action to convert the footpaths to a shared footpath/cycle track, under the powers contained within Section 3 of the Cycle Tracks Act 1984; and

(c) in the event of no objections being received, or all objections received being resolved, authority be given for the Order to be confirmed as an unopposed Order.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7.1 **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) having heard an oral representation at the meeting from a representative of the Council for the Protection of Rural England objecting to the proposed condition being withdrawn and from the applicant's representative supporting the condition being withdrawn, an application for planning permission under Section 73 to withdraw condition 22, in respect of removing the requirement for the provision of affordable housing from planning permission Case No. 16/01169/OUT at Site Of Oughtibridge Mill Sheffield site, 22 to 24 Main Road, Wharnccliffe Side (Case No. 16/04679/OUT) be refused for the reasons detailed in the report now submitted;

(c) having noted (i) additional representations objecting to the development and the officer's response, as detailed in a supplementary report circulated at the meeting and (ii) a response from the officer to two further written objections reported orally at the meeting, an application for planning permission for the retention of a boundary fence at 14 Mosborough Hall Drive (Case No. 16/04497/FUL) be granted, conditionally;

(d) having heard an oral representation at the meeting from a local resident objecting to the proposed development, an application for planning permission for

the installation of a biomass boiler, with a chimney flue extending 3.5 metres above the ridge height of the building, including installation of an associated drying unit and ducting to the western elevation for the drying of agricultural products and heating of a dwellinghouse, workshop and office buildings only at Prospect Farm Kirk Edge Road (Case No. 16/03932/FUL) be deferred pending a visit of inspection to the site; and

(e) having heard oral representations at the meeting from a local resident and a representative of The Loxley Valley Protection Society objecting to the proposed development and from the applicant's representative supporting the proposed development, an application for planning permission for the demolition of an existing garage and erection of a new dwellinghouse, on land to the rear of 45 to 47 Rodney Hill, Occupation Lane, Loxley (Case No. 16/02627/FUL) be refused for the reasons detailed in the report now submitted.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Interim Head of Planning 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.

9. DATE OF NEXT MEETINGS

- 9.1 It was noted that a special meeting of the Committee would be held on 28 March 2017 at 10.00am and the next scheduled meeting would be held on 28 March 2017 at 2.00pm.