

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 1 August 2017

PRESENT: Councillors Peter Rippon (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Dianne Hurst, Zahira Naz, Joe Otten, Bob Pullin (Substitute Member), Chris Rosling-Josephs and Ian Saunders (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Alan Law and Ian Auckland and Councillors Ian Saunders and Bob Pullin attended the meeting as the duly appointed substitutes. Apologies for absence were also received from Councillors Bob Johnson, Peter Price and Zoe Sykes, but no substitutes were 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 The Co-Chair, Councillor Peter Rippon, declared a personal interest in an application for planning permission for a single-storey extension including a raised patio with storage area underneath to the rear of a dwellinghouse (Re-submission of 17/01531/FUL) at 10 Park Terrace (Case No. 17/02139/FUL) as he knew the applicant's family. Prior to consideration of the application he vacated the Chair and left the room, and the Chair was occupied by Councillor Dianne Hurst for the rest of the meeting.

3.2 Councillor Jack Clarkson declared a personal interest as a Member of Stocksbridge Town Council in respect of an application for planning permission for the use of a hairdressing salon (Class A1) as a hot food takeaway (Class A5) including repairs to shop front and installation of a fume extraction flue pipe to the rear at 352 to 354 Manchester Road, Stocksbridge (Case No. 17/02175/FUL). He stated that the Town Council had considered the application, but he had not taken part in the discussion and would participate in its determination as he had not predetermined his views on the proposed development.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 11 July 2017 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Chief Planning Officer, 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 for this date 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 (i) noted additional representations from two local Ward Councillors and a neighbour objecting to the proposed development and the officer's response, as detailed in a supplementary report circulated at the meeting and (ii) heard representations from a neighbour speaking at the meeting against the proposed development, an application for planning permission for the use of a hairdressing salon (Class A1) as a hot food takeaway (Class A5) including repairs to shop front and installation of a fume extraction flue pipe to the rear at 352 to 354 Manchester Road, Stocksbridge (Case No. 17/02175/FUL) be granted, conditionally;

(c) having heard representations from the applicant's agent speaking at the meeting supporting the proposed development, an application for planning permission for the erection of a 17xstorey/6xstorey building for use as purpose built student accommodation (sui generis) with ancillary amenities and associated access and landscaping works at St George's Close Car Park, St George's Close (Case No. 17/02022/FUL) be granted, conditionally;

(d) having noted clarification given by the officer (i) on the reason why the proposed development was being considered at Committee and not under delegated powers and (ii) in respect of the prior approval application process and, as a result, the necessary correction to the report recommendation to confirm that prior approval of the Planning Authority was required for the proposed application, as detailed in a supplementary report circulated at the meeting, an application for prior approval to change the use of a building from a shop (Use Class A1) to a cafe (Use Class A3) at Crosspool Hardware, 54A Sandygate Road (Case No. 17/01726/A3PN) be granted, conditionally;

(e) having (i) noted a correction to the report now submitted requiring Paragraph 10 to be deleted under the Summary and Recommendation (Page 83) and (ii) heard representations from the applicant's agent speaking at the meeting supporting the proposed development, an application for planning permission for the demolition of an existing office extension, alterations and extensions to an existing building to create eleven apartments, and the erection of a dwellinghouse and associated access, parking and amenities at Wake Smith & Co, 68 Clarkehouse Road (Case No. 17/00675/FUL) be granted conditionally; and

(f) having heard representations from a neighbour speaking at the meeting against the proposed development and from the applicant speaking in support of the proposed development, an application for planning permission for a single-storey extension including a raised patio with storage area underneath to the rear of a dwellinghouse (Re-submission of 17/01531/FUL) at 10 Park Terrace (Case No. 17/02139/FUL) be granted, conditionally.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Chief Planning Officer 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.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 22 August, 2017 at the Town Hall.