

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 22 May 2018

**PRESENT:** Councillors Dianne Hurst (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Robert Murphy, Zahira Naz, Peter Price, Peter Rippon and Chris Rosling-Josephs

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#### **1. APOLOGIES FOR ABSENCE**

- 1.1 An apology for absence was received from Councillor Alan Law but no substitute was appointed.
- 1.2 Councillor Robert Murphy attended the meeting as an observer.

#### **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 Jack Clarkson declared personal interests in agenda items 7 and 8 'Proposed Closure of Part of Footpath Sto/11 at Ellen Cliffe, Deepcar' and 'Proposed Diversion of Part of Footpath Sto/65 at Underbank Activity Centre, Stocksbridge' (see minutes 6 and 7 below) as a local Ward Councillor. Councillor Clarkson stated that he had not declared his position on the proposals prior to the meeting and would participate in their determination.

#### **4. MINUTES OF PREVIOUS MEETING**

- 4.1 The minutes of the meeting of the Committee, held on 1 May 2018, 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. PROPOSED CLOSURE OF PART OF FOOTPATH STO/11 AT ELLEN CLIFFE, DEEPCAR**

- 6.1 The Director of Culture and Environment submitted a report seeking authority to process the Public Path Closure Order required for closing part of the definitive public footpath Sto/11 at Ellen Cliffe Farm, Deepcar.

6.2 RESOLVED: That:-

- (a) no objections be raised to the proposed closure of part of definitive public footpath Sto/11, as shown on the plan included as Appendix A to the report, subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected; and
- (b) authority be given to the Director of Legal and Governance to:-
  - take all necessary action to close the footpath under the powers contained within Section 118 of the Highways Act 1980; and
  - confirm the Order as an unopposed Order, in the event of no objections being received, or any objections received being resolved.

**7. PROPOSED DIVERSION OF PART OF FOOTPATH STO/65 AT UNDERBANK ACTIVITY CENTRE, STOCKSBRIDGE**

7.1 The Director of Culture and Environment submitted a report seeking authority to process the Public Path Diversion Order required for altering the course of definitive public footpath Sto/65 at Underbank Activity Centre, Stocksbridge.

7.2 RESOLVED: That:-

- (a) no objections be raised to the proposed diversion of definitive public footpath Sto/65, as shown on the plan included as Appendix A to the report, subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected; and
- (b) authority be given to the Director of Legal and Governance to:-
  - take all necessary action to divert the footpath under the powers contained within Section 119 of the Highways Act 1980; and
  - confirm the Order as an unopposed Order, in the event of no objections being received, or any objections received being resolved.

**8. PROPOSED DIVERSION OF FOOTPATH SHE/1072 AT BANNERDALE SITE, MILLHOUSES**

8.1 The Director of Culture and Environment submitted a report seeking authority to process the Public Path Diversion Order required to divert part of the public footpath at the former Bannerdale Site, Millhouses, as shown on the black line on the plan attached as Appendix A to the report.

8.2 RESOLVED: That:-

- (a) no objections be raised to the proposed diversion of part of footpath She/1072, as shown on the plan included as Appendix A to the report, subject to satisfactory arrangements being made with Statutory Undertakers in

connection with any of their mains and services that may be affected; and

(b) authority be given to the Director of Legal and Governance to:-

- take all necessary action to divert part of the footpath by order under the powers contained within Section 257 of the Town and Country Planning Act 1990; and
- confirm the Order as an Unopposed Order, in the event of no objections being received, or any objections received being resolved and withdrawn prior to the Order being confirmed.

## **9. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

9.0.1 **RESOLVED:** That 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.

## **10. LAND WITHIN THE CURTILAGE OF THE UNIVERSITY OF SHEFFIELD, BOLSOVER STREET, S3 7HF (CASE NO. 18/00613/FUL)**

9.1.1 Having considered representations at the meeting from the applicant's agent speaking in support of the application, and following clarification on deliveries to the facility, as outlined in a supplementary report circulated at the meeting, an application for planning permission for erection of a new Energy Centre for Sheffield University (amended location) at land within the curtilage of University of Sheffield, Bolsover Street (Case No. 18/00613/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

## **11. 90 TRIPPET LANE/8 BAILEY LANE, S1 4EL (CASE NO. 18/00386/FUL)**

9.2.1 Having considered a supplementary report to committee which was circulated at the meeting (which outlined relevant considerations with regard to the National Planning Policy Framework and related amendments to the recommended reasons for refusal), and representations at the meeting from the applicant's agent speaking against the officer's recommendation to refuse, and, notwithstanding the officer's recommendation, members were minded to grant an application for planning permission for demolition of existing building and erection of 7 storey (plus basement) mixed use development comprising 63. no student bedrooms in 13 clusters over 6 storeys with commercial use on ground/lower ground floor and cycle storage at 90 Trippet Lane/8 Bailey Lane (planning application reference 18/00386/FUL), subject to appropriate conditions.

9.2.2 Members outlined that they found it difficult to support the officer's recommendation and thought the building was similar to other recently erected

buildings of scale in the area. Members stated that the proposed development would not cause harm to the conservation area; on the contrary members expressed that they thought it enhanced the conservation area given the existing building to be demolished was not of significant value.

- 9.2.3 Members voted unanimously against the officer recommendation to refuse permission and to instead grant permission for the development for the reasons outlined during the discussions, subject to appropriate conditions being applied. Authority was delegated to the Head of Planning, in consultation with the Co-Chairs, to approve conditions to be attached to the planning permission.

**12. CURTILAGE OF 29 FLORENCE ROAD, S8 0GE (CASE NO. 18/00272/FUL)**

- 9.3.1 An application for planning permission for demolition of single-storey off shot/detached garage and erection of 2. no semi-detached dwellinghouses (as amended plans) at the curtilage of 29 Florence Road (Case No. 18/00272/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**13. BAL FASHIONS AND KNITWEAR, 16 EXCHANGE STREET, S2 5TS (CASE NO. 18/00028/CHU)**

- 9.4.1. Having heard representations at the meeting from three local residents speaking against the application, an application for planning permission for change of use from A1 (retail shop) to A4 (drinking establishment) and provision of outdoor seating/smoking area at BAL Fashions and Knitwear, 16 Exchange Street (Case No. 18/00028/CHU) be granted, conditionally, for the reasons detailed in the report now submitted.

**14. 28A SCHOOL GREEN LANE, S10 4GQ (CASE NO.17/05237/FUL)**

- 9.5.1 Having considered representations at the meeting from a local resident speaking against the application and from the owner of the business speaking in support of the application, and subject to the inclusion of an additional condition that the applicant provide a waste management plan prior to the commencement of development, as outlined at the meeting, an application for planning permission for the erection of a detached outbuilding for use as a cattery at 28A School Green Lane (Case No. 17/05237/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**15. CURTILAGE OF 26 RANGELEY ROAD, S6 5DW (CASE NO. 17/04664/FUL)**

- 9.6.1 It was reported that this application had been withdrawn from consideration at the meeting in order for officers to assess further information provided by the applicant shortly before the meeting.

**16. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 10.1 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.

**17. DATE OF NEXT MEETING**

- 11.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday, 12 June 2018 at the Town Hall.