

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 12 June 2018

PRESENT: Councillors Peter Rippon (Chair), Michelle Cook, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Robert Murphy, Zahira Naz, Andrew Sangar, Ian Saunders (Substitute Member) and Bob Pullin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Peter Price and David Baker and Councillors Ian Saunders and Bob Pullin, respectively, attended the meeting as the duly appointed substitutes.
- 1.2 An apology for absence was also received from Councillor Chris Rosling-Josephs 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 Andrew Sangar declared a personal interest in agenda item 10, an application for planning permission for erection of a dwellinghouse within the curtilage of 109 Hallam Grange Rise (Case No. 17/04889/FUL) (see minute 6.3 below) as a local Ward Councillor. Councillor Sangar stated that he had not declared his position on the application prior to the meeting and would participate in its determination.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meetings of the Committee, held on 16 and 22 May 2018, were approved as correct records.

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

- 6.0.1 **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.

6.1. 37 TOWNHEAD ROAD (CASE NO. 18/01048/FUL)

6.1.1 An application for planning permission to extend opening hours to 19:00 hours on Tuesdays and Thursdays and to 17:00 hours on Saturdays and to open for emergencies only between 08:00 and 20:00 hours on any day (amended description) (Application under Section 73 to vary condition No. 5 (operating days/times) as imposed by planning permission No. 18/00114/FUL) at 37 Townhead Road, S17 3GD, (Case No. 18/01048/FUL) be granted, conditionally for the reasons detailed in the report now submitted.

6.2. BALDWINS OMEGA LTD BRINCLIFFE HILL (CASE NO. 17/04961/REM)

6.2.1 Following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from (a) a planning consultant and two local residents speaking against the application, (b) the agent for the applicant speaking in support of the application and (c) the Cabinet Member for Transport and Development outlining concerns from local residents regarding actions of the developer, an application for approval of reserved matters for demolition of existing buildings and erection of 52 apartments in 6 blocks with associated car parking and landscaping (application to approve details relating to appearance, landscaping, scale and layout – matters reserved under planning application 15/04019/OUT) (amended plans received on 23 April 2018, including revisions to the vehicle access arrangements) at Baldwins Omega Ltd, Brincliffe Hill, S11 9DF, (Case No. 17/04961/REM) be granted, conditionally, for the reasons detailed in the report now submitted.

6.3. WITHIN THE CURTILAGE OF 109 HALLAM GRANGE RISE (CASE NO. 17/04889/FUL)

6.3.1 Following consideration of a clarification to the report and an additional representation, and subject to the inclusion of an additional condition, all as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from a local resident and a local Ward Councillor speaking against the application and from the agent for the applicant speaking in support of the application, an application for planning permission for erection of a dwellinghouse (as amended by drawings received on 21 March 2018 and 29 May 2018) within the curtilage of 109 Hallam Grange Rise, S10 4BE, (Case No. 17/04889/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6.4. LAND TO THE EAST OF THE JUNCTION WITH SCHOOL STREET STATION ROAD MOSBOROUGH (CASE NO. 17/04669/FUL)

6.4.1 Following consideration of an additional representation, as outlined in a supplementary report circulated at the meeting, having heard representations at the meeting from a local resident speaking against the application, and subject to an amendment to Condition 12 to explicitly prevent construction vehicle access from Station Road by means of a temporary barrier, an application for planning permission for the erection of 9 no. dwellings, including associated parking and formation of an access road, at land to the east of the junction with School Street, Station Road, Mosborough, S20 5AD (Case No. 17/04669/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6.5. CURTILAGE OF 26 RANGELEY ROAD (CASE NO. 17/04664/FUL)

6.5.1 Following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from a local resident speaking on behalf of himself and the owner of 18 Rangeley Road speaking against the application and from the applicant and the applicant's agent speaking in support of the application, an application for planning permission for erection of a dwellinghouse (amended plans received 28 February 2018) at the curtilage of 26 Rangeley Road, S6 5DW, (Case No. 17/04664/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

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, 3 July 2018 at the Town Hall.