

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 25 September 2018

PRESENT: Councillors Dianne Hurst (Chair), Jack Clarkson, Tony Damms, Alan Law, Robert Murphy, Peter Price, Chris Rosling-Josephs, Andrew Sangar and Ian Saunders (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors David Baker, Michelle Cook, Roger Davison, Zahira Naz and Peter Rippon. Councillor Ian Saunders attended as the duly appointed substitute for Councillor Peter Rippon.

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 There were no declarations of interest made at the meeting.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 4 September 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. TREE PRESERVATION ORDER 420: SITE OF FORMER BANNERDALE CENTRE, CARTER KNOWLE ROAD

6.1 The Director of City Growth Service submitted a report seeking to confirm Tree Preservation Order No. 420 at the site of Former Bannerdale Centre, Carter Knowle Road. A copy of the Order and the Tree Evaluation Method for Preservation Orders were attached to the report now submitted.

6.2 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 420 made on 8 June 2018 at the site of Former Bannerdale Centre, Carter Knowle Road be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7.1 **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.

7.1 TOTLEY PRIMARY SCHOOL, SUNNYVALE ROAD, SHEFFIELD, S17 4FB (CASE NO: 18/02659/RG3)

7a.1 It was reported that this application had been withdrawn and would be deferred to a future meeting when the traffic regulation order position has been clarified.

7.2 LAND BETWEEN 94 AND 98 WHEEL LANE, GRENSIDE, SHEFFIELD, S35 8RN (CASE NO: 18/02229/FUL)

7b.1 It was reported that this application had been withdrawn and would be deferred to a future meeting due to inconsistencies in the plans that needed to be clarified.

7.3 STEEL CITY MARKETING LTD, ALLEN STREET, SHEFFIELD, S3 7AW (CASE NO: 18/02192/FUL)

7c.1 Subject to amendments to condition 2 and following consideration of updated plans, all as outlined in a supplementary report circulated at the meeting and following consideration of representations made at the meeting from the architect in support of the application, an application for planning permission for the demolition of existing building and erection of student development (maximum 8 storeys) comprising of 289 studio units, communal facilities and landscaping (amended description) at Steel City Marketing Ltd, Allen Street, Sheffield, S3 7AW (Case No. 18/02192/FUL) be granted, conditionally subject to legal agreement, for the reasons detailed in the report now submitted.

7.4 SYLVESTER STREET, SHEFFIELD, S1 4RN (CASE NO: 18/01760/FUL)

7d.1 It was reported that this application had been withdrawn and would be deferred to a future meeting as various issues, including recently released national planning policy guidance prevented Members of the Committee being able to properly consider the report in sufficient time.

7.5 55 TAPTON CRESCENT ROAD, SHEFFIELD, S10 5DB (CASE NO: 18/00762/FUL)

7e.1 Subject to the inclusion of an additional condition as outlined in a supplementary report circulated at the meeting, an application for planning permission for the demolition of existing dwelling house/garage and erection of a replacement single detached dwellinghouse and 3-storey building to form 3 no. apartments including

associated landscaping/works to highway to provide new access at 55 Tipton Crescent Road, Sheffield, S10 5DB (Case No. 18/00762/FUL) be granted, conditionally for the reasons detailed in the report now submitted.

7.6 UNIVERSITY OF SHEFFIELD ATHLETIC AND SPORTS GROUND, WARMINSTER ROAD, SHEFFIELD, S8 8PS (CASE NO: 17/03858/FUL)

7f.1 Following consideration of representations at the meeting from a local Ward Member speaking against the application and also speaking in support of the application from the applicant, an application for planning permission for minor-material amendments to provide alternative access and parking arrangements, including re-surfacing and the erection of acoustic fencing, for a temporary period of 18 months to allow the University to operate the new ACP pitches prior to the provision of the northern car park (Application under Section 73 to vary condition 17 - Car parking accommodation provision; as imposed by planning permission 17/00855/FUL), at University of Sheffield Athletic and Sports Ground, Warminster Road, Sheffield, S8 8PS (Case No. 17/03858/FUL) be granted, conditionally 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 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.

9. DATE OF NEXT MEETING

9.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 16 October 2018 at the Town Hall.