

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 16 October 2018

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

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Alan Law.

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 Councillors Dianne Hurst and Peter Rippon declared personal interests, as local Ward Councillors, in an application for planning permission for continued use of the site as a car sales forecourt, retention of portable sales building and siting of 4 floodlights at Express Hand Car Wash, 270 Handsworth Road, Sheffield, S13 9BX (Case No. 18/00266/FUL). Councillors Hurst and Rippon declared that they had not given an opinion on the application prior to the meeting and would therefore take part in the discussion and vote.

3.2 Councillor David Baker declared a personal interest, as a local Ward Councillor, in an application for planning permission for alterations to part of existing stable block to form a dwellinghouse at White Acres Farm, Spout Lane, Sheffield, S6 6EF (Case No. 18/02224/FUL). Councillor Baker declared that he had not given an opinion on the application prior to the meeting and would therefore take part in the discussion and vote.

3.3 Councillor Robert Murphy declared a personal interest, as a local Ward Councillor, in applications for planning permission for (a) erection of single-storey rear extension to dwellinghouse, including terrace to rear and erection of replacement detached outbuilding to rear, at 70 Gell Street, Sheffield, S3 7QW (Case No. 18/02919/FUL) and (b) for erection of 5 to 14 storey mixed-use development comprising 335 residential units with ancillary communal facilities, ground floor commercial space (A1, A2, A3, A4, A5 and B1 uses), landscaping and car parking at Sylvester Street, Sheffield, S1 4RN (Case No. S1 4rn). Councillor Murphy declared that he had not declared his opinion on the applications prior to the meeting and would therefore take part in the discussions and votes.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee, held on 25 September

2018, were approved as a correct record subject to the addition of Councillors Michelle Cook and Zahira Naz in the list of apologies.

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 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 70 GELL STREET, SHEFFIELD, S3 7QW (CASE NO. 18/02919/FUL)

- 7a.1 Following consideration of additional representations and an officer response, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from two local residents speaking against the application and from the applicant speaking in support of the application, an application for planning permission for erection of single-storey rear extension to dwellinghouse, including terrace to rear and erection of replacement detached outbuilding to rear, at 70 Gell Street, Sheffield, S3 7QW (Case No. 18/02919/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6.2 THORNCLIFFE CRICKET AND SOCIAL CLUB, LOUND SIDE, SHEFFIELD, S35 2US (CASE NO. 18/02710/FUL)

- 7b.1 An application for planning permission for erection of ball stop fencing to the Loundside and northern elevations of the playing field at Thorncliffe Cricket and Social Club, Lound Side, Sheffield, S35 2US (Case No. 18/02710/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6.3 CURTILAGE OF CROFT HOUSE, 9 NOOK END, SHEFFIELD, S6 6AR (CASE NO. 18/02353/FUL)

- 7c.1 Having considered representations at the meeting from two local residents speaking against the application and from the applicant speaking in support of the application, and subject to the inclusion of additional conditions as outlined in a supplementary report circulated at the meeting, an application for planning permission for erection of 1 no. detached dwellinghouse including integral garage (Amended Plan received 30 August 2018) at curtilage of Croft House, 9 Nook End, Sheffield, S6 6AR (Case No. 18/02353/FUL) be granted, conditionally, for

the reasons detailed in the report now submitted.

6.4 WHITE ACRES FARM, SPOUT LANE, SHEFFIELD, S6 6EF (CASE NO. 18/02224/FUL)

7d.1 Following consideration of additional representations from the applicant's agent and an officer response, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from the applicant's agent speaking against the officer recommendation to refuse and from a representative of the Loxley Valley Protection Society speaking in support of the officer recommendation to refuse, an application for planning permission for alterations to part of existing stable block to form a dwellinghouse at White Acres Farm, Spout Lane, Sheffield, S6 6EF (Case No. 18/02224/FUL) be refused for the reasons detailed in the report now submitted.

6.5 SYLVESTER STREET, SHEFFIELD, S1 4RN (CASE NO. 18/01760/FUL)

7e.1 Following consideration of an update in respect of the affordable housing contribution, and subject to additional conditions, as outlined in a supplementary report circulated at the meeting, and having heard representations from the applicant's agent speaking in support of the application, an application for planning permission for erection of a 5 to 14 storey mixed use development comprising 335 residential units with ancillary communal facilities, ground floor commercial space (A1, A2, A3, A4, A5 and B1 uses), landscaping and car parking at Sylvester Street, Sheffield, S1 4RN (Case No. 18/01760/FUL) be granted, conditionally, subject to legal agreement, for the reasons detailed in the report now submitted.

6.6 EXPRESS HAND CAR WASH, 270 HANDSWORTH ROAD, SHEFFIELD, S13 9BX (CASE NO. 18/00266/FUL)

7f.1 (a) Having heard representations at the meeting from two local residents speaking against the application, (b) following consideration of an additional representation and an officer response and subject to an amendment to condition 2, as outlined in a supplementary report circulated at the meeting, and (c) subject to an amendment to Condition 1 to read 'The use hereby approved shall cease on or before 1 year from the date of the decision. Reason: To monitor the site.', an application for planning permission for continued use of the site as car sales forecourt, retention of portable sales building and siting of 4 floodlights at Express Hand Car Wash, 270 Handsworth Road, Sheffield, S13 9BX (Case No. 18/00266/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6.7 QUARRY MOTORS, THE YARD, RUTLAND STREET, SHEFFIELD, S3 9PA (CASE NO. 16/01375/FUL)

7g.1 Following consideration of additional representations and an officer response, and a correction to the report, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from a local resident speaking against the application and from the applicant's agent speaking in

support of the application, an application for planning permission for demolition of buildings, change of use of the land to use as a processing and storage facility for the production and recycling of road aggregate, including the erection of buildings, plant and equipment (Use Class B2 & B8 – general industrial and storage and distribution) as amended 7/6/17, 28/2/18, 1/3/18, 20/3/18, 17/5/18 and 26/9/18 (amended description and drawings) at Quarry Motors, The Yard, Rutland Street, Sheffield, S3 9PA (Case No. 16/01375/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6.8 THE PLAYERS LOUNGE, 20 YEW LANE, SHEFFIELD, S5 9AN (CASE NO. 13/00533/CHU)

7h.1 An application for planning permission for change of use of building for Class A4 (Drinking Establishments) purposes at The Players Lounge, 20 Yew Lane, Sheffield, S5 9AN (Case No. 13/00522/CHU) be granted, conditionally, for the reasons detailed in the report now submitted.

7. 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.

8. DATE OF NEXT MEETING

9.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 6 November 2018 at the Town Hall.