

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 6 November 2018

PRESENT: Councillors Peter Rippon (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Alan Law, Robert Murphy, Peter Price, Andrew Sangar and Ian Saunders (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Zahira Naz and Councillor Ian Saunders attended the meeting as the duly appointed substitute. Apologies for absence were also received from Councillors Chris Rosling-Josephs and Dianne Hurst 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 Councillor Jack Clarkson declared a personal interest, as a local Ward Councillor, in an application for planning permission for demolition of bungalow and outbuilding, alterations and use of existing car sales building as a supermarket with the provision of a rear fire escape stairway and erection of 2 retail units with customer car park to the front of the site and access road to the rear (as amended 28/8/18, 5/10/18 and 26/10/18) at St Christophers, 147-149 Langsett Road South, Sheffield, S35 0GZ (Case No. 18/01475/FUL). Councillor Clarkson 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.

3.2 Councillor David Baker declared a personal interest in an application for planning permission for erection of a dwellinghouse (re-submission of planning permission 18/00924/FUL) (Amended Plans 01/10/18) at land between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN (Case No. 18/02229/FUL), as he had received a lot of correspondence on the issue. 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.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee held on 16 October 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 419A: LAND AT PLATTS LANE, OUGHTIBRIDGE, SHEFFIELD

6.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 419A at land at Platts Lane, Oughtibridge. 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. 419A, made on 14 June 2018, on land at Platts Lane, Oughtibridge, be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

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.

7a. SITE OF HIGH GREEN TRAINING CENTRE, WESTWOOD ROAD, HIGH GREEN, SHEFFIELD, S35 4LE (CASE NO. 18/03160/FUL)

7a.1 Following consideration of representations made at the meeting from a representative of Ecclesfield Parish Council speaking against the application, an application for planning permission for erection of 5 dwellings including provision of access, parking and landscaping works at the site of High Green Training Centre, Westwood Road, High Green, Sheffield, S35 4LE (Case No. 18/03160/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

7b. 229 DERBYSHIRE LANE, SHEFFIELD, S8 8SB (CASE NO. 18/00655/FUL)

7b.1 Subject to the inclusion of an additional condition that 'movement, sorting or removal of waste materials, recyclables or their containers in the open air shall be carried on only between the hours of 0730 to 1800 Mondays to Saturdays and between the hours of 0900 to 1800 on Sundays and Public Holidays' and following consideration of (i) additional representations and an officer response and subject to an amendment to condition 16, as outlined in a supplementary report circulated at the meeting, (ii) representations made at the meeting from two local residents speaking against the application, from the applicant speaking in support of the application, and neutral representations from a local Ward Councillor and (iii) a site visit report from Members of the Committee, an application for planning

permission for demolition of existing building and erection of single storey retail unit (Use Class A1) including provision of parking, plant area and associated works (as per amended drawings received on 21/8/18, 29/8/18 and 24/9/18) at 229 Derbyshire Lane, Sheffield, S8 8SB (Case 18/00655/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

7c. MIDCITY HOUSE 17, 23 FURNIVAL GATE, 127-155 PINSTONE STREET AND 44 UNION STREET, SHEFFIELD, S1 4QR (CASE NO. 18/02967/OUT)

7c.1 Following consideration of representations made at the meeting from the applicant's agent speaking in support of the application, an application for outline planning permission for the demolition of existing buildings and erection of up to 32 storey mixed use development comprising retail and residential accommodation at Midcity House, 17, 23 Furnival Gate, 127-155 Pinstone Street and 44 Union Street, Sheffield (Case No. 18/02967/OUT) be granted, conditionally, for the reasons detailed in the report now submitted.

7d. SWIMMING BATHS, BURNCROSS ROAD, SHEFFIELD, S35 1RX (CASE NO. 18/02327/FUL)

7d.1 Following consideration of a correction to the report, as outlined in a supplementary report circulated at the meeting, and following consideration of representations made at the meeting from the applicant's agent speaking in support of the application, an application for planning permission for demolition of existing buildings (retrospective) and erection of 2/4 storey building to form 38 apartments with associated access, parking and landscaping (amended plans and description) at Swimming Baths, Burncross Road, Sheffield, S35 1RX (Case No. 18/02327/FUL) be granted, conditionally, subject to legal agreement for the reasons detailed in the report now submitted.

7e. LAND BETWEEN 94 AND 98 WHEEL LANE, GRENOSIDE, SHEFFIELD, S35 8RN (CASE NO. 18/02229/FUL)

7e.1 Following consideration of an updated section plan and a correction to the report, as outlined in a supplementary report circulated at the meeting, and having heard representations made at the meeting from 6 local residents, two representatives of Ecclesfield Parish Council and two local Ward Councillors speaking against the application and from the applicant's agent speaking in support of the application, an application for planning permission for erection of a dwellinghouse (re-submission of planning permission 18/00924/FUL) (amended plans 01/10/2018) at land between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN (Case No. 18/02229/FUL) be refused as members were concerned about the overbearing nature of the development due to its size, scale and massing, the impact on amenity and the street scene.

7e.2 Confirmation of the final wording and the policy reasons for refusal of the application be delegated to the Head of Planning in consultation with a Co-Chair of the Committee.

7f. WITHIN THE CURTILAGE OF ELMWOOD, 27 SOUTH STREET,

MOSBOROUGH, SHEFFIELD, S20 5DE (CASE NO. 18/01869/FUL)

7f.1 Following clarification of finished heights, as outlined in a supplementary report circulated at the meeting, and having heard representations made at the meeting from two local residents speaking against the application and from the applicant's agent speaking in support of the application, an application for planning permission for erection of a dwellinghouse with integral garage and landscaping works within the curtilage of Elmwood, 27 South Street, Mosborough, Sheffield, S20 5DE (Case No. 18/01869/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

7g. 104 PAGE HALL ROAD, SHEFFIELD, S4 8GW (CASE NO. 18/01688/FUL)

7g.1 Following consideration of representations made at the meeting from a local Ward Councillor, an application for planning permission for change of use of ground floor residential (Use Class C3) to retail (Use Class A1), and provision of new shop front (amended description and amended plans received 24th September 2018) at 104 Page Hall Road, Sheffield, S4 8GW (Case No. 18/01688/FUL) be refused as Members were concerned that the application failed to comply with policies H10 and H14 of the Unitary Development Plan due to the need for housing in the City and the impact on the residential area.

7g.2 Confirmation of the final wording and the policy references for the reasons for refusal of the application be delegated to the Head of Planning in consultation with a Co-Chair of the Committee.

7h. BRINCLIFFE TOWERS FORMER OLD PEOPLE'S HOME, BRINCLIFFE EDGE ROAD, SHEFFIELD, S11 9BZ (CASE NO. 17/04741/FUL)

7h.1 Following consideration of an additional condition and additional representations, as outlined in a supplementary report circulated at the meeting and having heard representations made at the meeting from four local residents speaking against the application and from the developer speaking in support of the application, and notwithstanding the officer's recommendation, consideration of an application for planning permission for (i) demolition and extension and internal/external alterations to Mansion building to create 1. dwellinghouse, (ii) conversion of Coachhouse building, including the erection of extensions, in order to create 3 dwellinghouses and (iii) the erection of 3. detached dwellinghouses (amended plans and information published on 2 August 2018) at Brincliffe Towers Former Old People's Home, Brincliffe Edge Road, Sheffield, S11 9BZ (Case No. 17/04741/FUL) be deferred to consider in full comments from an objector which raised new issues which required due consideration.

7i. ST CHRISTOPHERS, 147 - 149 LANGSETT ROAD SOUTH, SHEFFIELD, S35 0GZ (CASE NO. 18/01475/FUL)

7i.1 Following consideration of an additional submission and an officer response and, subject to an amended and additional condition, all as outlined in a supplementary report circulated at the meeting, and having heard representations made at the meeting from the applicant's agent speaking in support of the application, an

application for planning permission for demolition of bungalow and outbuilding, alterations and use of existing car sales building as a supermarket with the provision of a rear fire escape stairway and erection of 2 retail units with customer car park to the front of the site and access road to the rear (as amended 28/8/18, 5/10/18 and 26/10/18) at St Christophers, 147-149 Langsett Road South, Sheffield, S35 0GZ (Case No. 18/01475/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

7j. LAND BETWEEN 13 AND 15 GREENWOOD ROAD, HIGH GREEN, SHEFFIELD, S35 3GU (CASE NO. 18/00976/FUL)

7j.1 Following consideration of a correction to the report, as outlined in a supplementary report circulated at the meeting, and having heard representations made at the meeting from the applicant's agent speaking in support of the application, an application for planning permission for erection of a three-storey block comprising 5. apartments with parking and amenity space (amended plans received by e-mail on 9 September 2018) at land between 13 and 15 Greenwood Road, High Green, Sheffield, S35 3GU (Case No. 18/00976/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

7k. LAND AT JUNCTION WITH WELBECK ROAD, FERN ROAD, SHEFFIELD, S6 5AX (CASE NO. 18/00845/FUL)

7k.1 Following consideration of a correction to the report and an additional representation and an officer response, and subject to the inclusion of an additional condition, all as outlined in a supplementary report circulated at the meeting, an application for planning permission for erection of a dwellinghouse at land at junction with Welbeck Road, Fern Road, Sheffield, S6 5AX (Case No. 18/00845/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 will be held at 2:00p.m. on Tuesday 27 November 2018 at the Town Hall.