

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 18 December 2018

PRESENT: Councillors Peter Rippon (Chair), Roger Davison, Dianne Hurst, Alan Law, Robert Murphy, Zahira Naz, Peter Price, Chris Rosling-Josephs and Andrew Sangar

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors David Baker, Michelle Cook and Tony Damms 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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 27 November 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. 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.

6a. 60 HIGHFIELD RISE, SHEFFIELD, S6 6BT (CASE NO. 18/04178/FUL)

6a.1 An application for planning permission for demolition of existing single-storey rear

extension and erection of a one/two storey rear extension to dwellinghouse at 60 Highfield Rise, Sheffield, S6 6BT (Case No. 18/04178/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6b. BYRON WOOD PRIMARY SCHOOL, EARLDOM ROAD, SHEFFIELD, S4 7EJ (CASE NO. 18/03845/FUL)

6b.1 Subject to an amendment to Condition 18 and the inclusion of an additional condition, as outlined in a supplementary report circulated at the meeting, an application for planning permission for demolition of existing school building, erection of two-storey primary school building and provision of hard and soft play facilities at Byron Wood Primary School, Earldom Road, Sheffield, S4 7EJ (Case No. 18/03845/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6c. THE HILLSBOROUGH ARCADE AND SITE OF FORMER OLD BLUE BALL PUBLIC HOUSE, MIDDLEWOOD ROAD AND BRADFIELD ROAD, SHEFFIELD S6 4HL (CASE NO. 18/03405/OUT)

6c.1 Following consideration of an additional representation, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from the applicant speaking in support of the application, an application for outline planning permission (all matters reserved) for the partial demolition of shopping centre and erection of 5-storey building to provide additional ground floor commercial units (Use Classes A1-A5) and up to 77 social housing apartments (Use Class C3), provision of associated parking and service yard and landscaping works at The Hillsborough Arcade and site of former Old Blue Ball Public House, Middlewood Road and Bradfield Road, Sheffield, S6 4HL (Case No. 18/03405/OUT) be granted, conditionally, subject to legal agreement, for the reasons detailed in the report now submitted.

6d. NAMBURY ENGINEERING LTD, 56 PENISTONE ROAD, OWLERTON, SHEFFIELD S6 3AE (CASE NO. 18/03177/FUL)

6d.1 Following consideration of comments from Historic England, an additional objection and an officer response to these, and subject to the inclusion of an additional condition and amendments to conditions 25 and 31, all as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from the applicant's agent speaking in support of the application, an application for planning permission for demolition of industrial, office and student accommodation buildings, erection of a 4-11 storey building comprising 222 no. apartments (Use Class C3) and 2 no. commercial units at ground floor (Use Class B1) including basement car park and communal amenity space at Nambury Engineering Ltd, 56 Penistone Road, Owlerton, Sheffield, S6 3AE (Case No. 18/03177/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6e. LAND BETWEEN FOX HILL CRESCENT AND FOX HILL AVENUE, FOX HILL CRESCENT, SHEFFIELD, S6 1GD (CASE NO. 18/02830/FUL)

6e.1 Subject to amendments to conditions 12, 13 and 14, as outlined in a supplementary report circulated at the meeting, an application for planning permission for erection of 146 no. dwellings and 21 no. apartments in 1x stepped three-storey block including associated parking, access and landscaping at land between Fox Hill Crescent and Fox Hill Avenue, Fox Hill Crescent, Sheffield, S6 1GD (Case No. 18/02830/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

6f. 6 STONE LANE, SHEFFIELD, S13 7BR (CASE NO. 18/02208/FUL)

6f.1 Having heard representations from the Planning Consultant speaking in support of the application, an application for planning permission for change of use of commercial building to form 2 no. dwellings including provision of a horse riding area and private stabling at 6 Stone Lane, Sheffield, S13 7BR (Case No. 18/02208/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

7. OVERVIEW OF ENFORCEMENT ACTIVITY

7.1 The Committee received and noted a report of the Director of City Growth providing a quarterly overview of progress on the work being undertaken by the enforcement team within the City.

8. ENFORCEMENT REPORT

8.1 The Committee received and noted a report of the Director of City Growth providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the City.

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

9.1 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.

10. DATE OF NEXT MEETING

10.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 15 January 2019 at the Town Hall.