

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 19 February 2019

**PRESENT:** Councillors Peter Rippon (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, 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 There were no apologies for absence.

#### **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 Jack Clarkson and Alan Law declared personal interests as local Ward Councillors in an application for planning permission for the erection of sheltered housing comprising 54 dwelling units and 1 caretaker's dwelling unit and provision of associated car parking accommodation at land adjacent to 14 Park Drive Way and 6 Patterson Close and at rear of 8 to 26 Patterson Close, Park Drive Way, Sheffield, S36 1JF (Case No. 18/00162/FUL). Councillors Clarkson and Law 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 personal interests as a local Ward Councillor in the following items and declared he had not given an opinion on the applications prior to the meeting and would therefore take part in the discussion and vote:

- an application for planning permission for partial demolition of existing barn, alterations and conversion of barn to create a new dwelling at 37 Nethergate, Sheffield, S6 6DH (Case No. 18/01888/FUL).
- an application for planning permission for the erection of three/four storey building to be used as retirement living accommodation in 43 apartments, with communal facilities, landscaping and car parking at Hare and Hounds, 77 Church Street, Stanington, Sheffield, S6 6DB (Case No. 17/03904/FUL).

3.3 Councillor Michelle Cook declared a personal interest as a user of Aizlewood Mill in an application for planning permission for demolition of existing buildings and erection of a mixed use development including three interconnected blocks, two at

12 storeys and one at 7 storeys, incorporating 268 residential units and two commercial units at ground floor (A1/A2/A3/B1(a) & D1 uses), with associated car parking, landscaping, servicing and access at the site of Sheffield Testing Laboratories Ltd and 58 Nursery Street and Car Park on Johnson Lane, Sheffield, S3 8GP (Case No. 18/04146/FUL). Councillor Cook declared she would take no part in the discussion or voting thereon.

#### **4. MINUTES OF PREVIOUS MEETING**

- 4.1 The minutes of the meeting of the Planning and Highways Committee held on 29<sup>th</sup> January 2019 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**

- 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.

##### **6a. HARRISON FISHER & CO LTD, EYE WITNESS WORKS, MILTON STREET, SHEFFIELD, S3 7WJ (CASE NO. 18/04237/LBC)**

- 6a.1 Having heard representations at the meeting from the Planning Agent speaking in support of the application, an application for Listed Building Consent for part demolition and extension of existing buildings and erection of a six-storey building to create a total of 97 residential units, ground floor commercial unit and associated landscape works at Harrison Fisher and Co Ltd, Eye Witness Works, Milton Street, Sheffield, S3 7WJ (Case No. 18/04237/LBC) be granted, conditionally, for the reasons detailed in the report, now submitted.

##### **6b. HARRISON FISHER & CO LTD, EYE WITNESS WORKS, MILTON STREET, SHEFFIELD, S3 7WJ (CASE NO. 18/04236/FUL)**

- 6b.1 Following consideration of a correction to the report and subject to the inclusion of

revised conditions, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from the Planning Agent speaking in support of the of the application, an application for planning permission for part demolition and extension of existing buildings and erection of a six-storey building to create a total of 97 residential units, ground floor commercial unit and associated landscape works at Harrison Fisher and Co Ltd, Eye Witness Works, Milton Street, Sheffield, S3 7WJ (Case No. 18/04236/FUL) be granted, conditionally, for the reasons detailed in the report, now submitted.

**6c. SITE OF SHEFFIELD TESTING LABORATORIES LTD, 58 NURSERY STREET, CAR PARK ON JOHNSON LANE, SHEFFIELD, S3 8GP (CASE NO. 18/04146/FUL)**

6c.1 Following consideration of a correction to the report and subject to the inclusion of revised conditions, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from two members of the public speaking against the application and the Planning Agent speaking in support of the application, an application for planning permission for demolition of existing buildings and erection of a mixed use development including three interconnected blocks, two at 12 storeys and one at 7 storeys, incorporating 268 residential units and two commercial units at ground floor (A1/A2/A3/B1(a) & D1 uses), with associated car parking, landscaping, servicing and access at the site of Sheffield Testing Laboratories Ltd and 58 Nursery Street and Car Park on Johnson Lane, Sheffield, S3 8GP (Case No. 18/041146/FUL) be granted, conditionally, for the reasons detailed in the report, now submitted.

**6d. LAND BETWEEN SKYE EDGE ROAD, SKYE EDGE AVENUE, SHEFFIELD (CASE NO. 18/03851/FUL)**

6d.1 Following consideration of a clarification to the report and subject to the inclusion of revised conditions, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from a member of the public and a local Ward Councillor speaking against the application and from the Applicant speaking in support of the application and notwithstanding the Officer's recommendation, an application for planning permission for the erection of 113 dwellings including site enabling works, public open space, hard and soft landscaping, highway infrastructure, parking and the stopping up of adopted highway at Starling Mead, Partridge View and Wren Bank, at land between Skye Edge Road and Skye Edge Avenue, Sheffield (Case No. 18/03851/FUL) be deferred, pending a site visit.

**6e. LAND AT REAR OF 79 DORE ROAD, SHEFFIELD, S17 3ND (CASE NO. 18/02607/FUL)**

6e.1 Subject to the inclusion of a revised condition, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from a member of the public speaking against the application and from the

Planning Agent speaking in support of the application, an application for planning permission for the erection of seven apartments in a three storey building with basement car parking and associated landscaping (amended description) at land at the rear of 79 Dore Road, Sheffield, S17 3ND be granted conditionally, for the reasons detailed in the report, now submitted.

**6f. 37 NETHERGATE, SHEFFIELD, S6 6DH (CASE NO. 18/01888/FUL)**

6f.1 Following consideration of an additional representation and condition and directive, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from a member of the public speaking against the application and from the Planning Agent speaking in support of the application, an application for planning permission for partial demolition of existing barn, alterations and conversion of barn to create a new dwelling (Amended Plans received 4<sup>th</sup> February 2019) at 37 Nethergate, Sheffield, S6 6DH (Case No. 18/01888/FUL) be granted, conditionally, for the reasons detailed in the report, now submitted.

**6g. LAND ADJACENT 14 PARK DRIVE WAY, 6 PATTERSON CLOSE AND AT REAR OF 8 TO 26 PATTERSON CLOSE, PARK DRIVE WAY, SHEFFIELD, S36 1JF (CASE NO. 18/00162/FUL)**

6g.1 Following consideration of a correction to the report and subject to the inclusion of revised conditions, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the erection of sheltered housing comprising 54 dwelling units and 1 caretaker's dwelling unit and provision of associated car parking accommodation as amended 27.4.18, 4.5.18, 1.2.19, at land adjacent to 14 Park Drive Way and 6 Patterson Close and at the rear of 8 to 26 Patterson Close, Park Drive Way, Sheffield, S36 1JF (Case No. 18/00162/FUL) be granted, conditionally, for the reasons detailed in the report, now submitted.

**6h. HARE AND HOUNDS, 77 CHURCH STREET, STANNINGTON, SHEFFIELD, S6 6DB (CASE NO. 17/03904/FUL)**

6h.1 Following consideration of additional information and revised conditions, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from a member of the public speaking against the application and from the Planning Agent speaking in support of the application, an application for planning permission for the erection of a three/four storey building to be used as retirement living accommodation in 43 apartments, with communal facilities, landscaping and car parking (amended plans) (Case No. 17/03904/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 (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of a recent planning appeal, 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 would be held on Tuesday 12th March 2019, at 2.00pm, in the Town Hall.