

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 12 March 2019

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

.....

1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence was received from Councillor Tony Damms, but no substitute was 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 Rob Murphy declared personal interests (i) as a local Ward Councillor in applications for planning permission for (A) 68 to 82 Pinstone Street, 1 to 19 Charles Street, Laycock House - 14 Cross Burgess Street (Case No. 18/04257 RG3) and (B) 88 to 104 Pinstone Street, 35 to 49 Cambridge Street and 2 to 8 Charles Street (Case No. 18/04069/RG3) and (ii) as a Member of the Green Party which had objected to an application for planning permission for 1 Ecclesall Road South (Case No. 18/04104/FUL). Councillor Murphy declared that he had not given an opinion or declared his position on the applications prior to the meeting and would therefore take part in the discussion's and vote's thereon.

- 3.2 Councillor Zahira Naz declared a personal interest as a local Ward Councillor in application for planning permission for Meadowhall Way, Meadowhall Drive, Carbrook Street and Weedon Street (Case No. 18/03796/OUT). Councillor Naz declared that she had not given an opinion or declared her position on the application prior to the meeting and would therefore take part in the discussion and vote thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee, held on 19 February 2019, were approved as a correct record.

5. SITE VISIT

5. **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 NO. 425: 529 FULWOOD ROAD

- 6.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 425 made on 1 October 2018, in respect of a tree on land at 529 Fulwood Road. The report stated that the mature oak tree at the rear of the property was considered to be under threat to facilitate a future development. A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was carried out prior to making the Order, which found the tree suitable for protection. In view of the assessment, it was considered expedient to make an Order to protect the tree.
- 6.2 The Tree Preservation Order, Tree Schedule, site plan and TEMPO were attached to the report now submitted.
- 6.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 425, made on 1 October 2018 in respect of a tree on land at 529 Fulwood Road, be confirmed unmodified.

7. TREE PRESERVATION ORDER NO. 427: LAND AT BRIDLE STILE CLOSE, SHEFFIELD, S20

- 7.1 The Director of City Growth submitted a report outlining a response to an objection to Tree Preservation Order No. 427 made on 8 November 2018, in respect of trees on land adjacent to Bridle Stile Close, Sheffield 20. The report stated that the trees at the site were considered to be under possible threat because of potential future development works.
- 7.2 A Tree Evaluation Method for Preservation Orders (TEMPO), assessment was carried out prior to serving the Order, and the trees were inspected by an Arboriculturist from the Parks and Countryside Trees and Woodlands Service for general condition and suitability for protection. The trees were found to be in good order and of significant amenity value to the local area.
- 7.3 The objection to the Tree Preservation Order from an arboricultural consultant on behalf of a client was detailed and the officer's response to the objections was provided. The Tree Preservation Order, Tree Schedule, site plan and TEMPO, along with correspondence that had been received from the arboricultural consultant, were attached to the report now submitted.
- 7.4 **RESOLVED:** That, following consideration of the objections now reported Tree Preservation Order No. 427, made on 8 November 2018 in respect of trees situated on land adjacent to Bridle Style Close, Sheffield S20, be confirmed unmodified.

8. TREE PRESERVATION ORDER NO. 428: 12 WOODVALE ROAD, SHEFFIELD

8.1 This item of business was withdrawn from consideration by the Director of City Growth Service and would be submitted to a future meeting of the Committee.

9. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

9.1 **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.

9a. SITE OF 68-82 PINSTONE STREET, 1-19 CHARLES STREET, LAYCOCK HOUSE - 14 CROSS BURGESS STREET, SHEFFIELD S1 2HP (CASE NO: 18/04257/RG3)

9a.1 Having heard representations at the meeting from a representative of the Joined Up Heritage Sheffield and Hallamshire Historic Buildings speaking against the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission under Regulation 3 of the Town and Country Planning (General) Regulations 1992 be granted, conditionally, to the City Council for the proposed alterations to Laycock House to provide 5 x retail units to the ground floor (Use Class A1) and 4 x apartments above (C3), demolition of the remaining buildings and erection of an 8 x storey building comprising retail/cafe/bar space (A1, A3, A4 and A5) at the ground floor, offices (B1) and 52 x apartments (C3) above, and associated works, at the site of 68 to 82 Pinstone Street, 1 to 19 Charles Street, Laycock House - 14 Cross Burgess Street (Case No. 18/04257 RG3).

9b. 1 ECCLESALL ROAD SOUTH, SHEFFIELD, S11 9PA (CASE NO: 18/04104/FUL)

9b.1 An application for planning permission for proposed alterations to a car showroom and workshop (Use Class Sui Generis) to allow use as two commercial units (A1/A3), gym (D2) and offices (B1), erection of 8 dwellings (C3), provision of associated parking for all uses, landscaping and access works at 1 Ecclesall Road South (Case No. 18/04104/FUL) be deferred to the next meeting of this Committee, to allow the outstanding online public consultation period to be completed.

9c. SITE OF 88-104 PINSTONE STREET, 35-49 CAMBRIDGE STREET AND 2-8 CHARLES STREET, SHEFFIELD, S1 2HP (CASE NO: 18/04069/RG3)

9c.1 Having heard representations at the meeting from a representative of the Joined

Up Heritage Sheffield and Hallamshire Historic Buildings speaking against the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission under Regulation 3 of the Town and Country Planning (General) Regulations 1992 be granted, conditionally, to the City Council for the proposed retention of Pinstone Street and part of Charles Street and Cambridge Street facade, demolition of buildings behind and erection of a seven-storey building for mixed use - retail/cafe/bar space (Use Class A1, A3, A4 and A5) at ground floor with offices (Use Class B1) above and associated works (Block C) at the site of 88 to 104 Pinstone Street, 35 to 49 Cambridge Street and 2 to 8 Charles Street (Case No. 18/04069/RG3).

9d. LAND BETWEEN SKYE EDGE ROAD AND SKYE EDGE AVENUE, SHEFFIELD S2 (CASE NO: 18/03851/FUL)

- 9d.1 (i) having noted that, further to a decision of this Committee at its meeting held on 19 February, 2019 to undertake a visit of inspection to the site, the applicant had submitted further amended plans to remove the gates from the existing car parking courts and that it was only intended that the new parking courts would remain gated, as detailed in a supplementary report circulated at the meeting and (ii) having heard representations at the meeting from a local resident commenting on the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission for the proposed 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, on land between Skye Edge Road and Skye Edge Avenue (Case No. 18/03851/FUL) be granted, conditionally, (A) subject to Condition 2 being amended by the substitution of Planning Layout 18042-01 rev L for Planning Layout 18042-01 rev K, as detailed in the aforementioned supplementary report and (B) with (1) no objections being raised by the Committee to the proposed Stopping Up of the areas of highway shown on the plan YK5616-104 rev A, and as amended by email dated 30.01.2019, subject to satisfactory arrangements being made with the Statutory Undertakers with regard to their mains and services that may be affected and (2) with authority being given in connection with the Stopping Up of the aforementioned areas of highway to the Director of Legal Services to take all necessary action on the matter under the relevant powers contained within Section 247 of the Town & Country Planning Act 1990.

9e. LAND AND BUILDINGS AT MEADOWHALL WAY, MEADOWHALL DRIVE, CARBROOK STREET AND WEEDON STREET, SHEFFIELD, S9 2FU (CASE NO: 18/03796/OUT)

- 9e.1 Having noted (i) an amendment to the report now submitted concerning (A) plot numbers, (B) the brownfield rate reduction rate for Plot 3 and (C) the recommendation in respect of the Heads of Terms as only Paragraph 1 (Page 231) was to be considered as part of the planning application and (ii) an additional representation from Highways England stating that they were satisfied with the proposed application subject to the imposition of Condition 24 (formerly Condition 23), all as detailed in a supplementary report circulated at the meeting, an

application for planning permission for the proposed outline application (all matters reserved) for site redevelopment, including remediation, demolition of existing buildings and erection of up to 100,000m² of employment development (Use Classes B1, B2 and B8), car showroom (Use Class Sui Generis), hotel (Use Class C1), retail (Use Class A1), food and beverage (Use Classes A3, A4 and A5), leisure (Use Class D2 excluding cinema and bowling alley) and provision of associated car parking, highway works, vehicular and pedestrian access and egress, servicing and landscaping works (Town and Country Planning (EIA) Regulations 2017 Schedule 2 proposal) at land and buildings at Meadowhall Way, Meadowhall Drive, Carbrook Street and Weedon Street (Case No. 18/03796/OUT) be granted, conditionally, subject to (1) the completion of a Legal Agreement to secure the Heads of Terms under Paragraph 1 of the report now submitted in relation to a scheme for monitoring and implementing a controlled parking zone and (2) amendments to (I) Condition 4 clarifying the conditions that need to be satisfied, (II) Condition 5 in respect of amendments to paragraphs (a), (b) and (c) concerning floor space, (III) Condition 16 in respect of the conditions requirements being separated into two conditions thereby forming a new Condition 17 with all conditions thereafter renumbered and (IV) Condition 24 (formerly Condition 23) in respect of the addition of a further drawing number, all as detailed in the aforementioned supplementary report.

10. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 10.1 The Committee received and noted a report of the Chief Planning Officer detailing the planning appeals recently submitted to the Secretary of State.

11. FORMER MIDDLEWOOD TAVERN, 316 MIDDLEWOOD ROAD

- 11.1 The Committee received an update provided in the supplementary report circulated at the meeting regarding the enforcement matters in connection with Middlewood Tavern, 316 Middlewood Road North. The update referred to an officer meeting with the landowner on 1 March 2019 at which the owner gave an undertaking, by 29 March 2019, to repair a mesh screen to the existing Herris fencing along the front of the land to screen building materials on the site, to paint the windows of the building black and to remove redundant signage and associated fixtures and fittings. It was explained, that whilst planning consent to convert the building would expire on 20 July 2019, the owner had indicated that works to tidy up the site would commence on 12 or 13 March 2019 and the site would be the next development he would be undertaking.
- 11.2 In view of the enforcement issues at the site, enforcement officers would monitor the situation over the next few weeks and months and that further action would be considered if the interim works and planning permission were not implemented.
- 11.3 **RESOLVED:** That the information now reported be noted.

(NOTE: In accordance with Section 100B(4)(b) of the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985, the Chair of the Committee (Councillor Dianne Hurst) decided that the above item should be considered as an urgent item of business as it was considered in view of the

timescales there was a need to inform Members of the update on the this matter and the fact that it had not been possible to give Members five clear days' notice of the item of business).

12. DATE OF NEXT MEETING

- 12.1 It was noted that the next meeting of the Committee will be held at 2.00pm on Tuesday 2 April 2019 at the Town Hall.