

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 4 June 2019

PRESENT: Councillors Peter Rippon (Chair), Jayne Dunn, Dianne Hurst, Jack Clarkson, Tony Damms, Roger Davison, Alan Law, Zahira Naz, Peter Price, Chris Rosling-Josephs, Bob McCann, Peter Garbutt and Vickie Priestley (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Andrew Sangar. Councillor Vickie Priestley acted as substitute.

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 Chris Rosling-Josephs and Bob McCann declared personal interests as local ward Members in an application for planning permission at Damons Restaurant, 2 Sevenairs Road, Sheffield, S20 1NZ (Case No. 19/00638/FUL). Councillors Rosling-Josephs and McCann declared that they had not given an opinion or declared their positions 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 23rd April 2019 were approved as a correct record.

5. TREE PRESERVATION ORDER NO. 421: SITE OF NHS HEALTH AND SOCIAL CARE, FULWOOD HOUSE, WOOFINDIN ROAD, SHEFFIELD

5.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 421 made on 21st February 2019, in respect of trees at the Site of NHS Health and Social Care, Fulwood House, Woofindin Road, Sheffield. The report stated that the trees were considered to be under possible threat because of future development works. A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was carried out prior to making the Order, which found the trees suitable for protection. In view of the assessment, it was considered expedient to make an Order to protect the trees

5.2 The Tree Preservation Order, Tree Schedule, site plan and TEMPO's were attached to the report now submitted.

5.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 421 made on 21st February 2019, in respect of trees at the Site of NHS Health and Social Care, Fulwood House, Woofindin Road, Sheffield, be confirmed unmodified.

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

6.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 428 made on 10th January 2019, in respect of a tree on land at 12 Woodvale Road, Sheffield, S10 3EX. The report stated that the tree was under threat because of a Section 211 Notice received from the householder. 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 An objection to the Tree Preservation Order from the householder 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 householder, were attached to the report now submitted. A supplementary report circulated at the meeting noted that the response to the objection had been sent on 18th February 2019.

6.3 **RESOLVED:** That, following consideration of the objection now reported, Tree Preservation Order No. 428, made on 10th January 2019, in respect of a tree on land at 12 Woodvale Road, Sheffield, S10 3EX, be confirmed unmodified.

7. TREE PRESERVATION ORDER NO. 429: 1 SALE HILL, SHEFFIELD, S10 5BX

7.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 429 made on 19th December 2018, as corrected in a supplementary report circulated at the meeting, in respect of a tree on land at 1 Sale Hill, Sheffield, S10 5BX. The report stated that the tree was under threat because a Section 211 Notice had been received. 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.

7.2 The site plan was attached to the report now submitted.

7.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 429 made on 19th December 2018, in respect of a tree on land at 1 Sale Hill, Sheffield, S10 5BX, be confirmed unmodified.

8. TREE PRESERVATION ORDER NO. 431: 47 COLLEGIATE CRESCENT, SHEFFIELD, S10 2BR

8.1 The Director of City Growth submitted a report seeking to confirm Tree

Preservation Order No. 431 made on 17th January 2019, as corrected in a supplementary report circulated at the meeting, in respect of a tree at 47 Collegiate Crescent, Sheffield, S10 2BR. The report stated that the tree was under threat because a Section 211 Notice had been received. 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.

8.2 Two objections to the Tree Preservation Order were detailed and the officer's response to the objections was provided. The TEMPO, along with correspondence that had been received from the householder, was attached to the report now submitted.

8.3 **RESOLVED:** That, following consideration of the objection now reported, Tree Preservation Order No. 431, made on 17th January 2019, in respect of a tree at 47 Collegiate Crescent, Sheffield, S10 2BR, be confirmed unmodified.

9. SITE VISIT

9.1 **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.

10. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

10.1 **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.

10a. LAND AT JUNCTION WITH CARR ROAD HOLLIN BUSK LANE, SHEFFIELD, S36 1GH (CASE NO: 17/04673/OUT) - DEFERRED

10a.1 This application was deferred.

10b. 20 CRESWICK LANE, SHEFFIELD, S35 8NL (CASE NO: 18/04123/FUL)

10b.1 Following consideration of a further objection received, as outlined in a supplementary report circulated at the meeting and having heard representations at the meeting from Councillor Adam Hurst, local ward Member and a member of the public speaking against the application and the Planning Agent and the

applicant speaking in support of the application, an application for planning permission for the demolition of rear conservatory and erection of a single-storey rear extension, also alterations/extension to roof including removal of chimneys, raising of roof height, new windows/rear dormer and alterations to fenestration at 20 Creswick Lane, Sheffield, S35 8NL (Case No. 18/04123/FUL), be granted, conditionally, for the reasons detailed in the report, now submitted.

10c. LAND ADJACENT 1 SANDYGATE GRANGE DRIVE, SANDYGATE ROAD, SHEFFIELD, S10 5NH (CASE NO: 19/00405/TEL) - DEFERRED

10c.1 This application was deferred.

10d. DAMONS RESTAURANT, 2 SEVENAIRS ROAD, SHEFFIELD, S20 1NZ (CASE NO: 19/00638/FUL)

10d.1 Subject to the inclusion of an additional condition, 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 planning permission for the use of restaurant (use Class A3) as a drinking establishment (use Class A4) including relocation of entrance canopy, replacement doors and windows, provision of external seating areas and alterations to parking arrangements at Damons Restaurant, 2 Sevenairs road, Sheffield, S20 1NZ (Case No. 19/00638/FUL) be granted, conditionally, for the reasons detailed in the report, now submitted.

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

11.1 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 recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decisions.

12. DATE OF NEXT MEETING

12.1 It was noted that the next meeting of the Committee would be held on Tuesday 25th June 2019 at 2.00pm, in the Town Hall.