

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 19 November 2019

PRESENT: Councillors Peter Rippon (Chair), Jack Clarkson, Tony Damms, Jayne Dunn, Peter Garbutt, Dianne Hurst, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs and Andrew Sangar

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1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence was received from Councillor Alan Law.

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 Peter Garbutt declared a personal interest in Agenda Item No. 7d – Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ (Case No. 19/02020/FUL) as a local ward Member. Councillor Garbutt declared that he had not given an opinion or declared his position on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 29th October 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 any 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. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 6.1 The Committee received a report of the Chief Planning Officer detailing new planning appeals received, allowed and dismissed by the Secretary of State.
- 6.2 Officers noted that 3 appeals had been received where applications for house

extensions had been refused.

6.3 **RESOLVED:** That the Committee notes the information reported.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. CASE NO. 19/02666/FUL - SITE OF FORMER NATWEST, 8 MEADOW HEAD, SHEFFIELD, S8 7AA

- 7a.1 Details of an additional neighbour objection, additional information and an amended condition were included within the Supplementary Report circulated and summarised at the meeting.
- 7a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 7a.3 Councillor Ian Auckland and Mr. Charles Critcher attended the meeting and spoke against the application.
- 7a.4 Mr. Owen Pike (Agent for the Applicant) attended the meeting and spoke in support of the application.
- 7a.5 The Committee considered the application and proposed conditions, having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report and also had regard to relevant representations made during the meeting.
- 7a.6 **RESOLVED:** That, an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted and including the amended condition, as set out in the Supplementary Report now submitted, for the change of use of ground floor from a bank (Use Class A2) to a hot food takeaway (Use Class A5) including new shop front and erection of a rear extraction flue at the Site of former Natwest, 8 Meadow Head, Sheffield, S8 7AA (Case No. 19/02666/FUL).

7b. CASE NO. 19/03536/FUL - SINCLAIRS, 266 GLOSSOP ROAD, SHEFFIELD, S10 2HS

- 7b.1 Details of an additional Councillor objection was included within the Supplementary Report circulated and summarised at the meeting.
- 7b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 7b.3 Mr. Peter Sephton (Chair of Changing Sheff Residents Association) attended the meeting and spoke against the application.

7b.4 The Committee considered the application and proposed conditions, having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report and also had regard to relevant representations made during the meeting.

7b.5 **RESOLVED:** That, an application for planning permission be GRANTED, conditionally for the reasons set out in the report now submitted, to allow ground floor opening hours of 0800 to 0100 (Monday to Thursday), 0800 to 0200 (Friday and Saturday) and 0900 to 0100 (Sundays and public holidays) and first floor opening hours of 0800 to 2300 (Monday to Saturday) and 0900 to 2300 (Sundays and public holidays) (Application to vary condition no. 5 (Opening Hours) imposed by planning permission 18/04090/FUL) at Sinclairs, 266 Glossop Road, Sheffield, S10 2HS (Case No. 19/03536/FUL).

7c. CASE NO. 19/03073/FUL - LAND BETWEEN 94 AND 98 WHEEL LANE, GRENOSIDE, SHEFFIELD, S35 8RN

7c.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

7c.2 Ms. Cheryl Hall, Councillor Mike Levery, Councillor Alan Hooper, Mr. Mark Ellis, Mr. Mark Barlow and Mr. Paul Salt attended the meeting and spoke against the application.

7c.3 The Committee considered the application having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and also had regard to relevant representations made during the meeting.

7c.4 **RESOLVED:** That, an application for planning permission for the erection of 2 dwellings with associated parking at Land between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN (Case No. 19/03073/FUL), be REFUSED for the reasons set out in the report now submitted.

7d. CASE NO. 19/02020/FUL - KENWOOD HALL HOTEL, KENWOOD ROAD, SHEFFIELD, S7 1NQ

7d.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

7d.2 The Committee considered the application and proposed conditions, having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report.

7d.3 **RESOLVED:** That, an application for planning permission be GRANTED, conditionally for the reasons set out in the report now submitted, for the demolition of existing stable block to form 2 dwelling houses, erection of 1 dwelling house

and landscaping works to form car parking and amenity area (as amended plans) at Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ (Case No. 19/02020/FUL).

7e. CASE NO. 19/00037/FUL - LAND AT JUNCTION WITH HERRIES ROAD, HERRIES ROAD SOUTH AND PENISTONE ROAD NORTH, SHEFFIELD, S6 1QA

- 7e.1 **RESOLVED:** That, an application for the erection of 3 retail units (Class A1), 8 storage and distribution units (Class B8), 2 drive thru restaurants (Class A3/A5), 1 vehicle maintenance and repair unit (Class B2) and 2 substations, including provision of car parking, junction improvements to Penistone Road and Herries Road, access on to Herries Road/Herries Road South, servicing, landscaping, pedestrian access and associated on and off-site works (as amended) at Land at Junction with Herries Road, Herries Road South and Penistone Road North, Sheffield, S6 1QA (Case No. 19/00037/FUL) be DEFERRED pending a site visit.

7f. CASE NO. 18/03188/LBC - TOTLEY HALL FARM, TOTLEY HALL LANE, SHEFFIELD, S17 4AA

- 7f.1 A Supplementary Report was circulated and summarised which contained a correction to the original report. The Housing Mix was to be one, two, three and five bedroom houses.
- 7f.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 7f.3 The Committee considered the application and proposed conditions, having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report.
- 7f.4 **RESOLVED:** That, an application for Listed Building Consent be GRANTED, conditionally, for the reasons set out in the report now submitted, for the conversion of a grade II listed farmhouse into 2 dwellings, conversion of associated barn to form 4 dwellings, conversion of existing cart shed into 1 dwelling, demolition of existing farm outbuildings and associated access and landscaping at Totley Hall Farm, Totley Hall Lane, Sheffield, S17 4AA (Case No. 18/03188/LBC).

7g. CASE NO. 18/03187/FUL - TOTLEY HALL FARM, TOTLEY HALL LANE, SHEFFIELD, S17 4AA

- 7g.1 A Supplementary Report was circulated and summarised which contained a correction to the original report. The Housing Mix was to be one, two, three and

five bedroom houses. Also contained within the Supplementary Report was an amended condition.

7g.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

7g.3 The Committee considered the application and proposed conditions, including the amended condition, having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report.

7g.4 **RESOLVED:** That, an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the erection of 4 dwelling houses, alterations and conversions of buildings including conversion of a grade II listed farmhouse into 2 dwellings, conversion of associated barn to form 4 dwellings, conversion of existing cart shed into 1 dwelling (11 dwellings in total), demolition of existing farm outbuildings and associated access and landscaping at Totley Hall Farm, Totley Hall Lane, Sheffield, S17 4AA (Case No. 18/03187/FUL).

7h. CASE NO. 17/03187/FUL - LITTLE INTAKE FARM, WOODHEAD ROAD, GRENOSIDE, SHEFFIELD, S35 8RS

7h.1 An additional directive was included within the Supplementary Report circulated and summarised at the meeting.

7h.2 Councillor Mike Levery, Councillor Alan Hooper, Ms Megan Smith and Ms Helen Jackson attended the meeting and spoke against the application.

7h.3 Mr. Mark Boyd (agent for the Applicant) attended the meeting and spoke in support of the Applicant.

7h.4 The Committee considered the application having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report and also had regard to relevant representations made during the meeting.

7h.5 **RESOLVED:** That, an application for planning permission for the change of use from grazing land to caravan and campsite, erection of plant and equipment, conversion of redundant agricultural buildings to create a reception area/managers flat, washing facilities, indoor play area and shire horse stud area (Amended Plans/Description/Supporting Submissions, at Little Intake Farm, Woodhead Road, Grenoside, Sheffield, S35 8RS (Case No. 17/03187/FUL), be REFUSED for the following reasons (final wording to be formulated by the Officer in consultation with the Co-Chairs of the Planning and Highways Committee):

- Impact on the openness of the greenbelt and its users;
- Inadequate justification of the need for additional camping facilities and therefore, inadequate justification of very special circumstances; and
- Highway Safety concerns as a result of slow moving caravans, poor

visibility and the speed of traffic on Woodhead Road.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 17th December 2019 in the Town Hall, Sheffield.