

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 10 March 2020

PRESENT: Councillors Jayne Dunn (Chair), Roger Davison, Dianne Hurst, Alan Law, Bob McCann, Zahira Naz, Peter Price, Peter Rippon, Chris Rosling-Josephs, Andrew Sangar and Mike Chaplin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Jack Clarkson, Tony Damms and Peter Garbutt.

1.2 Councillor Mike Chaplin acted as substitute for Councillor Damms.

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 Bob McCann declared a personal interest in Agenda Item No. 8a, Application No. 19/04504/FUL – Land adjacent to Mount View Methodist Church, Mount View Avenue, Sheffield, S8 8SG, as he had an association with a garage close to the site. Councillor McCann declared that he would not take part in the discussion or voting thereon.

3.2 Councillor Andrew Sangar declared a personal interest in Agenda Item No. 8c, application No. 18/04774/FUL – Within the curtilage of 461 Redmires Road, Sheffield, S10 4LF, as a local ward Member. Councillor Sangar 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 18th February 2020 approved as a correct record.

4.2 Arising from the minutes, Councillor Bob McCann declared a retrospective personal interest in Application No.19/03779/FUL, as a friend of the owner of the property. Councillor McCann declared that he had not given an opinion or declared his position prior to the vote taking place and had been unaware of the association until after the meeting.

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. TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257, PROPOSED DIVERSION OF FOOTPATH AT WALKLEY PRIMARY SCHOOL.

- 6.1 The Director of City Growth submitted a report to seek authority to process the Public Path Diversion Order required to divert the public footpath adjacent to Walkley Primary School, as detailed in Appendix A of the report.

- 6.2 **RESOLVED:** That (1) no objections be raised to the proposed diversion of the public footpath adjacent to Walkley Primary School, subject to planning consent and subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected and;

(2) Authority be given to the Director of Legal and governance to:

- (a) Take all necessary action to close the footpath by order under the powers contained within Section 257 of the Town and Country Planning Act 1990.
- (b) Confirm the order as an unopposed order, in the event of no objections being received, or any objections received being resolved and withdrawn prior to the order being confirmed.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. APPLICATION NO. 19/04504/FUL - LAND ADJACENT TO MOUNT VIEW METHODIST CHURCH, MOUNT VIEW AVENUE, SHEFFIELD, S8 8SG.

- 7a.1 An additional directive for the applicant was 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 Ms. Tina Sheedy, Mr. John Parkinson and Councillor Ian Auckland attended the meeting and spoke against the application.
- 7a.4 Mr. James Roberts attended the meeting and spoke in support of the application.
- 7a.5 The Committee considered the report and proposed conditions as set out in the report and the supplementary report, including the additional directive, having regard to the development plan, the National Planning Policy Framework and

other relevant considerations, as summarised in the report and supplementary report, and also having regard to representations made during the meeting.

7a.6 **RESOLVED:** That (1) a Construction Management Plan be required and Condition 4 be amended to provide details of boundary treatments and screening and;

(2) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report now submitted, for the erection of a dwellinghouse with detached garage (Resubmission of withdrawn planning application 19/01402/FUL) at Land adjacent to Mount View Methodist Church, Mount View Avenue, Sheffield, S8 8SG (Application No. 19/01402/FUL).

7b. APPLICATION NO. 19/02907/FUL - ECCLESFIELD RED ROSE JFC PLAYING FIELDS, NETHER LANE, SHEFFIELD, S35 9ZX

7b.1 Additional commentary, a report clarification and amended reasons for refusal were 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.2 No public representations were made regarding the application.

7b.3 The Committee considered the report and proposed conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report now submitted.

7b.4 **RESOLVED:** That an application for planning permission for the retention of extension to car park at Ecclesfield Red Rose JFC, Playing Fields, Nether Lane, Sheffield, S35 9ZX (Application No. 19/02907/FUL) be DEFERRED, for officers to work with Ecclesfield Red Rose JFC to continue to seek solutions and report back to the Committee by July 2020.

7c. APPLICATION NO. 18/04774/FUL - WITHIN THE CURTILAGE OF 461 REDMIRES ROAD, SHEFFIELD, S10 4LF

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 Mr. Roy Hanson attended the meeting and spoke in support of the application.

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

- 7c.4 **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 garage and erection of a dwellinghouse (Amended Plans – published 06/02/20), within the curtilage of 461 Redmires Road, Sheffield, S10 4LF (Application No. 18/04774/FUL).

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Chief Planning Officer detailing new planning appeals received and a planning appeal dismissed by the Secretary of State.
- 8.2 It was drawn to the Committee's attention that an appeal against the delegated decision of the Council to refuse planning consent for demolition of a modular building and erection of a block containing 14 apartments (1, 2 and 3 bed) with ancillary parking; relocation of stepped access at Victoria Gardens, 117 Manchester Road, Crosspool, Sheffield, S10 5DN (Application No. 18/04105/FUL) had been allowed by the Inspector, as they had disagreed with the Council's Officer and felt that the development should be allowed as it would not be visible from public areas of the Broomhill Conservation Area.
- 8.3 It was also noted that an appeal against refusal to grant planning permission retrospectively under Section 73 of the Town and Country Planning Act and Section 19 of the Planning (Listed Building and Conservation Areas) Act 1990 to allow amendments to a planning and listed building consent which would allow the installation of a window in the gable end of a listed barn in the Green Belt which had been proposed to be converted into a separate dwelling. The inspector agreed with the opinion of the Council's officers that the window (the size of a door) would result in 'less than substantial' harm to the heritage asset, and that there would be insufficient public benefit to offset the harm.
- 8.4 Councillor Mike Chaplin said that it was pleasing to see how few appeals were upheld overall and it would be interesting to know the proportion of delegated decisions and Committee decisions. The Planning Officer suggested that the figures could be added to the next report.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 31st March 2020 at the Town Hall, Sheffield.