

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 15 September 2020

NOTE: This meeting was held as a remote meeting in accordance with the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

**PRESENT:** Councillors Jayne Dunn (Chair), Tony Damms, Peter Garbutt, Dianne Hurst, Alan Law, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs, Andrew Sangar, Tim Huggan (Substitute Member) and Adam Hurst (Substitute Member)

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#### **1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Jack Clarkson, Roger Davison and Peter Rippon.
- 1.2 Councillor Tim Huggan acted as substitute for Councillor Roger Davison and Councillor Adam Hurst acted as substitute for Councillor Peter Rippon.

#### **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 Jayne Dunn declared a discloseable pecuniary interest in Agenda Item No. 6g, Application No. 20/01966/CHU – Dixon Dawson Chartered Architects, 6 Moor Oaks Road, Sheffield, S10 1BX, as the owner of a similar business in the Broomhill area. Councillor Dunn declared she would leave the room and take no part in the discussion or voting thereon.
- 3.2 Councillor Andrew Sangar declared a disclosable pecuniary interest Agenda Item No. 6d Application No. 20/01702/FUL - D H Bowyer And Sons, 4 Brooklands Avenue, Sheffield, S10 4GA as he lived close to the application site. Councillor Sangar declared he would leave the room and take no part in the discussion or voting thereon.
- 3.3 Councillor Andrew Sangar also declared a personal interest in Agenda Item No. 6e, Application No. 20/01489/FUL – 83 Redmires Road, Sheffield, S10 4LB, 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. SITE VISIT**

- 4.1 **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.

#### **5. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

##### **5a. APPLICATION NO. 20/01437/RG3 - LAND BOUND BY CAMBRIDGE STREET, WELLINGTON STREET AND BACKFIELDS, SHEFFIELD, S1 4HP**

- 5a.1 Application No's 20/01437/RG3 and 20/01438/LBCRG3 were presented to the Committee together, but the decisions were taken separately.
- 5a.2 A clarification and a replacement condition were included within the Supplementary Report circulated and summarised at the meeting.
- 5a.3 The Officer presented the reports which gave details of the application and highlighted the history of the site and the key issues set out in the reports.
- 5a.4 Mr. Robin Hughes attended the meeting and spoke in support of the applications.
- 5a.5 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 and also having regard to representations made during the meeting.
- 5a.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, including the replacement condition reported, for the retention and refurbishment of existing buildings, demolition of associated structures and erection of new buildings to form a mixed use development comprising a communal hall with associated retail space, cafe, bar (Use Classes A1/A2/A3/A4/A5) flexible business, events and studio space (Use Classes B1/D1/D2) and associated works at Land Bound By Cambridge Street, Wellington Street and Backfields, Sheffield, S1 4HP (Application No. 20/01437/RG3).

##### **5b. APPLICATION NO. 20/01438/LBCRG3 - LAND BOUND BY CAMBRIDGE STREET, WELLINGTON STREET AND BACKFIELDS, SHEFFIELD, S1 4HP**

- 5b.1 This application was presented in conjunction with the previous application.
- 5b.2 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 and also having regard to representations made during the meeting.

5b.3 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the retention and refurbishment of existing buildings, demolition of associated structures and erection of new buildings to form a mixed use development comprising a communal hall with associated retail space, cafe, bar (Use Classes A1/A2/A3/A4/A5) flexible business, events and studio space (Use Classes B1/D1/D2) and associated works at Land Bound By Cambridge Street, Wellington Street and Backfields, Sheffield, S1 4HP (Application No. 20/01438/LBCRG3).

**5c. APPLICATION NO. 20/01301/OUT - HEPWORTH PROPERTIES LTD, EAST WORKS, STORRS BRIDGE LANE, SHEFFIELD, S6 6SX**

5c.1 Additional comments were included within the Supplementary Report circulated and summarised at the meeting.

5c.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.

5c.3 Councillor Penny Baker, Nicky Rivers, Catherine MacKay, Andy Tickle, David Holmes and Robin Hughes attended the meeting and spoke against the application. The Committee Secretary read out a representation from Craig Gamble-Pugh who was unable to attend the meeting at short notice.

5c.4 Lauren Neary attended the meeting and spoke in support of the application.

5c.5 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 and also having regard to representations made during the meeting.

5c.6 **RESOLVED:** That Application No. 20/01303/OUT - the Hybrid Application for change of use of existing buildings to be retained, altered vehicular access from Loxley Road with secondary public transport access from Rowell Lane and associated works with outline approval (with all other matters reserved) for demolition of existing buildings and structures, provision of a residential led mixed-use development that will deliver up to 300 dwellings, reinstatement works, site remediation, green infrastructure, landscaping and associated infrastructure (Amended Description) at Hepworth Properties Ltd, East Works, Storrs Bridge Lane, Sheffield, S6 6SX be REFUSED for the reasons outlined in the report.

**5d. APPLICATION NO. 20/01702/FUL - D.H. BOWYER AND SONS, 4 BROOKLANDS AVENUE, SHEFFIELD, S10 4GA**

5d.1 Councillor Andrew Sangar had previously declared a Disclosable Pecuniary Interest in the application and left the meeting for the duration of the discussion and voting.

5d.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.

5d.3 James Eardley attended the meeting and spoke in support of the application.

5d.4 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, now submitted and also having regard to representations made during the meeting.

5d.e **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, in relation to an Application under Section 73 to vary Condition 10. (hours of use restriction on outside seating) imposed by 19/01727/FUL (Change of use of retail shop (use class A1) to a micro pub (use class A4) including a retractable awning to shopfront and provision of a seating area) to allow the outside seating area to be used between 1130 and 2100 hours on any day for 12 months (amended description) at D H Bowyer And Sons, 4 Brooklands Avenue, Sheffield, S10 4GA (Application No. 20/01702/FUL).

**5e. APPLICATION NO. 20/01489/FUL - 83 REDMIRE ROAD, SHEFFIELD, S10 4LB**

5e.1 A supplementary condition was included within the Supplementary Report circulated and summarised at the meeting.

5e.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.

5e.3 Rob Crolla attended the meeting and spoke in support of the application.

5e.4 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 and also having regard to representations made during the meeting.

5e.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, including the additional condition, for the demolition of dwellinghouse and erection of 9.No apartments and 3.No dwellinghouses with associated landscaping, parking, access works and boundary treatments at 83 Redmires Road, Sheffield, S10 4LB (Application No. 20/01489/FUL).

**5f. APPLICATION NO. 20/01666/FUL - 131 ROCK STREET, SHEFFIELD, S3 9JB**

5f.1 A note to disregard Directive No. 3 as it was irrelevant was included within the Supplementary Report circulated and summarised at the meeting.

- 5f.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.
- 5f.3 Andy Pickup attended the meeting and spoke in support of the application.
- 5f.4 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 and also having regard to representations made during the meeting.
- 5f.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the use of dwellinghouse (Use Class C3) as a 7-bed House in Multiple Occupation (HMO) (Use Class Sui Generis), associated alterations including erection of dormer window to rear, rooflight to front and removal of ground floor rear access at 131 Rock Street, Sheffield, S3 9JB (Application No. 20/01666/FUL).

**5g. APPLICATION NO. 20/01966/CHU - DIXON DAWSON CHARTERED ARCHITECTS, 6 MOOR OAKS ROAD, SHEFFIELD, S10 1BX**

- 5g.1 Councillor Jayne Dunn had previously declared a Disclosable Pecuniary Interest in the application and left the meeting for the duration of the discussion and voting.
- 5g.2 Councillor Dianne Hurst chaired the meeting for the duration of the item.
- 5g.3 Further details including clarifications, additional representations, an additional objection with officer response, amended condition and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.
- 5g.4 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.
- 5g.5 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
- 5g.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report now submitted, including the amended condition and additional condition, plus an additional directive regarding disabled access to the premises, for change of use from office to a beauty salon at Dixon Dawson Chartered Architects, 6 Moor Oaks Road, Sheffield, S10 1BX (Application No. 20/01966/CHU).

**5h. APPLICATION NO. 19/00331/FUL - ADJACENT 59 DANIEL HILL MEWS, OPPOSITE 75 DANIEL HILL MEWS, ADJACENT 1 DANIEL HILL MEWS, OPPOSITE 6 DANIEL HILL MEWS, ADJOINING 83 DANIEL HILL MEWS, SHEFFIELD, S6 3JJ**

5h.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.

5h.2 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 now submitted.

5h.3 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the retention of garage for use as cycle/motor cycle store (Garage 1), retention of triple garage (Garage 2), erection of a single garage and alterations to existing bin store (Garage 3), erection of single garage and provision of bin store and covered cycle store (Garage 4) and retention of a garden store (Store 1) at locations adjacent to 59 Daniel Hill Mews, opposite 75 Daniel Hill Mews, adjacent to 1 Daniel Hill Mews, opposite 6 Daniel Hill Mews and adjoining 83 Daniel Hill Mews, Sheffield, S6 3JJ (Application No. 19/00331/FUL).

**5i. APPLICATION NO. 20/02573/FUL - 60 HIGHFIELD RISE, SHEFFIELD, S6 6BT**

5i.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.

5i.2 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 now submitted.

5i.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 single-storey rear extension, erection of single-storey rear extension and provision of render to rear elevation of dwellinghouse at 60 Highfield Rise, Sheffield, S6 6BT (Application No. 20/02573/FUL).

**6. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

6.1 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.

6.2 The Committee's attention was drawn to the appeal allowed by the Planning Inspector for the Old Coroner's Court. The Inspector had allowed the appeal on the grounds that the design was considered sufficiently high quality and the benefits of the development outweighed the loss of the historic building.

**7. DATE OF NEXT MEETING**

- 7.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 6<sup>th</sup> October 2020 at 2pm.