

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 17 November 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), Jack Clarkson, Tony Damms, Roger Davison, Peter Garbutt, Alan Law, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs, Andrew Sangar, Mike Chaplin (Substitute Member) and Garry Weatherall (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Dianne Hurst and Peter Rippon.
- 1.2 Councillors Mike Chaplin and Garry Weatherall acted as substitutes.

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 Jack Clarkson and Alan Law declared a personal interest in Agenda Item No. 7c, Application No. 19/04594/REM – 49 Pot House Lane, Sheffield, S36 1ES as a Member of Stocksbridge Town Council. Councillors Clarkson and Law declared that they had not given an opinion or made up their minds 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 6th October 2020 were approved as a correct record subject to paragraph 3.1 being amended to read:-

Councillor Andrew Sangar also declared a personal interest in Agenda Item No. 7a, Application No. 20/00159/FUL – Football Pitch, Hallam Sports Club, Sandygate Road, Sheffield, S10 5SE, as the site although in Crookes and Crosspool ward was close to the Fulwood ward boundary, and was a local ward Member for the club's other site. Councillor Sangar declared that he had not given an opinion or made up his mind on the application prior to the meeting,

therefore would take part in the discussion and voting thereon.

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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6.1 APPLICATION NO. 20/02551/RG3 - SITE OF 18 - 42 PINSTONE STREET AND BARKERS POOL HOUSE, BURGESS STREET, SHEFFIELD, S1 2HN

- 6.1a 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.

6.1b Robin Hughes attended the meeting and spoke against the application.

6.1c Philip Watson attended the meeting and spoke in support of the application.

6.1d The Committee considered the report and recommended 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.

6.1e **RESOLVED:** That (1) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the retention of Pinstone Street facade at City Mews and Palatine Chambers, demolition of buildings behind, erection of a seven/five-storey building for use as a hotel with ancillary restaurant/bar (Use Class C1/A3/A4), ground floor retail and cafe/restaurant units (Use Class A1/A2/A3/A4) and associated works (Application under Regulation 3 - 1992) at the site Of 18 - 42 Pinstone Street & Barkers Pool House, Burgess Street, Sheffield, S1 2HN (Application No. 20/02551/RG3).

(2) an additional condition was approved to secure the provision of historical interpretive material on or close to the site, the final wording to be agreed by the Chair.

6.2 APPLICATON NO. 20/00492/FUL - LAND BETWEEN 216B & 288 TWENTYWELL LANE, SHEFFIELD, S17 4QF

6.2a An additional representation and the officer response were included within the Supplementary Report circulated and summarised at the meeting.

6.2b 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.

6.2c David Russell, Jo Mallows, Sarah Featherstone, Alison Patrick and Councillor Martin Smith attended the meeting and spoke against the application.

6.2d Jim Lomas attended the meeting and spoke in support of the application.

6.2e The Committee considered the report and recommended 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.

6.2f **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 erection of a 4-storey, 80 bed care home (Use Class C2) with associated car parking and landscaping (Amended Drawings) at land Between 216B & 288 Twentywell Lane, Sheffield, S17 4QF (Application No. 20/00492/FUL).

6.3 APPLICATION NO. 19/04594/REM - 49 POT HOUSE LANE, SHEFFIELD, S36 1ES

6.3a An additional condition was included within the Supplementary Report circulated and summarised at the meeting.

6.3b 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.

6.3c The Committee considered the report and recommended 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.

6.3d **RESOLVED:** That an application for reserved matters be GRANTED, conditionally, for the reasons set out in the report and supplementary report, including the additional condition, now submitted, for the erection of 14 dwellings with associated parking, landscaping works and formation of access road (Application to approve layout, scale, appearance and landscaping as reserved under planning permission no. 17/01543/OUT) (Amended Plans) at 49 Pot House Lane, Sheffield, S36 1ES (Application No. 19/04594/REM).

6.4 APPLICATION NO. 20/02233/FUL - 27 TWENTYWELL VIEW, SHEFFIELD, S17 4PX

6.4a 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.

6.4b The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted.

6.4c **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the erection of a two-storey side extension to dwellinghouse and provision of a rear patio area with retaining wall at 27 Twentywell View, Sheffield, S17 4PX (Application No. 20/02233/FUL).

6.5 APPLICATION NO. 18/04034/OUT - LAND ADJACENT 127 - 139 LONG LINE, SHEFFIELD, S11 7TX

6.5a Application No. 18/04034/OUT was deferred pending further consultation by the Council.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

7.1 The Committee received and noted a report of the Chief Planning Officer detailing new planning appeals received and planning appeals allowed or dismissed by the Secretary of State.

7.2 Michael Johnson (Service Manager - Development Management) informed Committee that 2 appeals allowed at 9 Hollow Gate, Sheffield, S35 1TZ (Case No 20/01244/FUL) and Junction Of Fulwood Road And Old Fulwood Road, Sheffield, S10 3QG (Case No 19/03991/TEL) were delegated decisions, not committee decisions as stated in the report.

7.3 Councillor Andrew Sangar asked whether the dismissal of a case at 10 Stumperlowe Hall Road Sheffield S10 3QR (Case No 18/02685/FUL) meant that the Council should give more weight to the existence of Tree Preservation Orders on application sites. Michael Johnson explained that it would depend on the setting and the amount of trees.

8. DATE OF NEXT MEETING

8.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 8th December 2020 at 2pm.