

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 25 May 2021

PRESENT: Councillors Dianne Hurst (Chair), Tony Damms, Roger Davison, Peter Garbutt, Brian Holmshaw, Bob McCann, Peter Price, Chris Rosling-Josephs, Garry Weatherall, Tim Huggan (Substitute Member), Barbara Masters (Substitute Member) and Cliff Woodcraft (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Zahira Naz, Andrew Sangar, Richard Williams and Alan Woodcock.
- 1.2 Councillors Tim Huggan, Barbara Masters and Cliff Woodcraft acted as substitutes for Councillors Alan Woodcock, Richards Williams and Andrew Sangar.

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 Brian Holmshaw declared a personal interest in Agenda Item 7b, Application No. 20/03568/FUL – 162-170 Devonshire Street, Sheffield, S3 7SG, as he had objected to the previous application prior to becoming a Councillor. Councillor Holmshaw left the meeting and took no part in the discussion or voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 6th April 2021 were approved as a correct record.

5. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

5a. APPLICATION NO. 21/00497/FUL - SITE OF SOUTH YORKSHIRE TRADING STANDARDS (WEST SITE), THORNCLIFFE LANE, SHEFFIELD, S35 3XX

- 5a.1 A correction to condition 2 (list of approved plans) was included within the Supplementary Report circulated and summarised at the meeting.

5a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

5a.3 Keith Nutter attended the meeting and spoke in support of the application.

5a.4 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.

5a.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 erection of food store (Use Class E) together with access, car parking, servicing, landscaping and associated works at the site Of South Yorkshire Trading Standards (West Site), Thorncliffe Lane, Sheffield, S35 3XX (Application No. 21/00497/FUL).

5b. APPLICATION NO. 20/03568/FUL - 162-170 DEVONSHIRE STREET, SHEFFIELD, S3 7SG

5b.1 A further representation, along with the officer response was included within the Supplementary Report circulated and summarised at the meeting.

5b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

5b.3 Nick Roscoe attended the meeting and spoke against the application.

5b.4 Charles Dunn attended the meeting and spoke in support of the application.

5b.5 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.

5b.6 **RESOLVED:** That an application for the demolition of existing buildings and erection of a four-storey office building (Use Class E) (Amended information, including Heritage Statement, published on 10 February 2021) at 162-170 Devonshire Street, Sheffield, S3 7SG (Application No. 20/03568/FUL) be REFUSED on the grounds that the design of the scheme was out of character in the street scene and would be harmful to the setting of the nearby Grade II listed Wharncliffe Fireclay Works. Members felt that the new building would dominate

and be an obtrusive feature in the street and would not be a harmonious addition to the historic terrace. Furthermore they considered that the development would result in an adverse impact on occupiers of adjoining property due to its proximity, overbearing nature and loss of light. The final wording of the refusal reasons, with appropriate policy references, to be agreed by officers and Co-Chairs.

6. ENFORCEMENT REPORT

- 6.1 A representation from Miriam Cates MP in support of the proposed enforcement action was included within the Supplementary Report circulated and summarised at the meeting.
- 6.2 The Officer presented the report which gave details of the proposed enforcement and highlighted the history of the site and the key issues set out in the report.
- 6.3 The Officer informed Committee that a number of planning applications on the site had been refused and no appeal had yet been made against the most recent refusal. Unauthorised footings remained on the site, along with a number of containers and plant equipment. The owner had been contacted on a number of occasions and been asked to remove the equipment and containers and return the land to its original condition, but that had not been done. Enforcement action was the next step.
- 6.4 Mark Barlow, Paul Salt and Cheryl Hall attended the meeting and spoke in support of the proposed enforcement action.
- 6.5 The Committee considered the report and recommendations having regard to the history of the site and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made during the meeting.
- 6.6 **RESOLVED:** That the Planning Enforcement Team of Development Services be authorised to take any appropriate action including under Parts VII and VIII of the Town and Country Planning Act 1990 and instructing the Director of Legal & Governance to institute legal proceedings to secure the cessation of the storage use and the removal of the metal containers, fork truck, fencing, building and non-building materials and other paraphernalia etc. and the removal of the footings/foundations that have been laid and associated waste.

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 Members attention was drawn to an appeal that the Inspector had allowed at The White House, Vicarage Lane, Sheffield, S17 3GX which had been refused by Committee against the officer recommendation.

- 7.3 The Inspector considered that the proposal, despite having a greater presence, was not at a level that could be considered harmful to living conditions of 5, 17 and 19 Vicarage Lane and found no conflict with policies BE5, H14 (UDP), CS31, CS74 (Core Strategy) and paragraph 127 of the NPPF.

8. SITE VISIT

- 8.1 **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.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 15th June 2021 at 2pm.