

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 7 September 2021

PRESENT: Councillors Peter Price (Chair), Tony Damms, Roger Davison, Brian Holmshaw, Dianne Hurst, Bob McCann, Zahira Naz, Chris Rosling-Josephs, Andrew Sangar, Richard Williams, Alan Woodcock and Anne Murphy (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Peter Garbutt and Garry Weatherall.
- 1.2 Councillor Anne Murphy acted as substitute for Councillor Garry Weatherall.

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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 17th August 2021 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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 6a. **APPLICATION NO. 21/00234/FUL - LAND AT JUNCTION WITH HERRIES ROAD, HERRIES ROAD, SOUTH AND PENISTONE ROAD NORTH, SHEFFIELD, S6 1QE**

- 6a.1 Additional and amended information, along with revised conditions 2, 19, 25 and 29 were detailed within the Supplementary Report circulated and summarised at the meeting.
- 6a.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.
- 6a.3 Simon Ogden attended the meeting and spoke against the application.
- 6a.4 Lydia Sadler attended the meeting and spoke in support of the application.
- 6a.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.
- 6a.6 **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 retail unit (Class E(a)), gym (Class E(d)), 2 storage and distribution units (Class B8), 1 storage and distribution unit with outside storage and racking (Class B8), 2 drive thru restaurants (Class E(b/Sui Generis)), 1 builders merchant (Sui Generis) to include display, sale and storage of building timber and plumbing supplies, plant and tool hire, including outside display and storage along with storage racking, ancillary kitchen joinery showroom, 1 vehicle maintenance, repair and MOT unit (Class B2) and 2 substations including provision of car parking and junction improvements to Penistone Road and Herries Road, access onto Herries Road/Herries Road South, servicing, landscaping, pedestrian access and associated on and off site works (resubmission of application 19/00037/FUL) (Amended Description) at Land At Junction With Herries Road, Herries Road South And Penistone Road North, Sheffield, S6 1QE (Application No. 21/00234/FUL).
- 6b. APPLICATION NO. 21/00418/FUL - VERY MUCH SO PRODUCTIONS, 8 STRETTON ROAD, SHEFFIELD, S11 8UQ**
- 6b.1 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.
- 6b.2 Gillian Adey attended the meeting and spoke against the application.
- 6b.3 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.

6b.4 **RESOLVED:** That an application for planning permission for the use of office building as a studio for after school arts classes at Very Much So Productions, 8 Stretton Road, Sheffield, S11 8UQ, be REFUSED, for the reasons set out in the report, now submitted, (Application No. 21/00418/FUL).

6c. APPLICATION NO. 21/02304/FUL - 56 HUNTINGDON CRESCENT, SHEFFIELD, S11 8AX

6c.1 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.

6c.2 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.

6c.3 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the erection of single-storey side/rear extension to dwellinghouse at 56 Huntingdon Crescent, Sheffield, S11 8AX (Application No. 21/02304/FUL).

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 The Planning Officer drew Members attention to the dismissal of appeal against the refusal at Committee of a development at Loxley Road.

7.3 The Inspector stated that, in the absence of the Council being able to demonstrate a 5-year supply of deliverable housing sites, the policies which were most important for determining the application were considered out of date, as specified in footnote 8 of the NPPF. In such circumstances, the NPPF indicates that permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance (including the Green Belt) provided a clear reason for refusing the proposed development.

7.4 In this case, the conflict that the Inspector found with Green Belt policies in the NPPF provided a clear reason for refusing the development proposed. He found that the proposed development would fail to accord with the development plan and policies in the NPPF as a whole. As such, he concluded that it would not represent sustainable development and that the appeal should be dismissed.

7.5 **RESOLVED** that the report be noted.

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 28th September 2021 at 2pm.