

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 28 September 2021

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

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Peter Price.

1.2 Councillor Mike Chaplin acted as substitute.

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 7th September 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. TREE PRESERVATION ORDER NO. 441, 35 GREENHILL MAIN ROAD, SHEFFIELD, S8 7RB

6.1 Sam Thorn (Planning Officer, Landscape) attended the meeting and presented the report.

6.2 Sam informed Committee a Section 211 notice for works on the tree had been received with the intention of removing the tree in the Conservation Area. In order to prevent the removal of the tree, a Tree Preservation Order was therefore served.

6.3 1 objection had been received and this had now been responded to.

6.4 **RESOLVED:** That Tree Preservation Order No. 441 be confirmed.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. APPLICATION NO. 21/01928/FUL - SILVER LODGE RESIDENTIAL CARE HOME, 12 HOUSLEY LANE, SHEFFIELD, S35 2UD

7a.1 Report clarifications and an additional directive, along with revised conditions 2 and 10 were detailed 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

7a.3 Gavin Ward attended the meeting and spoke in support of the application.

7a.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.

7a.5 An additional directive regarding a dilapidation survey on the unmade access road was suggested to try to ensure that construction did not worsen the condition of the road.

7a.6 An additional condition regarding the provision of electric vehicle points was suggested.

7a.7 **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 directive and revised conditions and the additional directive regarding the dilapidation survey on the unmade road and an additional condition regarding electric vehicle charging points, wording to be agreed by the Co-Chairs of the Planning and Highways Committee for the demolition of conservatory, porch and external structures, internal and external alterations including erection of new entrance porch to allow use of care home (Use Class C2) as 10 apartments (Use Class C3), provision of car parking and associated works (amended description) at Silver Lodge Residential Care Home, 12 Housley Lane, Sheffield, S35 2UD (Application No. 21/01928/FUL).

7b. APPLICATION NO. 21/01808/FUL - 298 NORTON LANE, SHEFFIELD, S8 8HE

- 7b.1 Revised conditions 2 and 22 were detailed 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 7b.3 Councillor Steve Ayris attended the meeting and spoke against the application.
- 7b.4 Ben Liddle attended the meeting and spoke in support of the application.
- 7b.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.
- 7b.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 revised conditions, for the demolition of dwellinghouse and erection of 14 apartments in 2x three/four-storey blocks with associated parking 298 Norton Lane, Sheffield, S8 8HE (Application No. 21/01808/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 planning appeals allowed or dismissed by the Secretary of State.
- 8.2 The Planning Officer drew Members attention to the allowance of appeal against the refusal at Committee of a development at Carr Road, Hollin Busk Lane, Sheffield, S36 2NR.
- 8.3 In the planning balance, the Inspector attributed significant weight to the provision of 85 new homes (including affordable homes), which he identified as a public benefit which outweighs the less than substantial harm that would be caused to the setting of heritage assets, and he concluded that the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.4 **RESOLVED** that the report be noted.

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 19th October 2021 at 2pm.