

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 30 November 2021

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

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Peter Garbutt and Chris Rosling-Josephs.
- 1.2 Councillors Bernard Little and Mike Chaplin 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 There were no declarations of interest made.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 9th November 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. 438, 1 ARCHER DRIVE, SHEFFIELD, S8 0LB

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

- 6.2 A supplementary document containing the Order to be confirmed, dated 2021, which had been made as the previous Order dated 2020, had lapsed before it could be confirmed, had been previously circulated and made available to the public.
- 6.3 The Officer informed Committee that the original Order had been served in response to a request from local residents and a local Councillor, as there was a perceived threat to the trees being removed by the land-owner. In order to prevent the removal of the trees, a Tree Preservation Order was therefore served.
- 6.4 Chloe Cheeseman and Councillor Ian Auckland attended the meeting and spoke in support of the Tree Preservation Order.
- 6.5 A discussion took place regarding the original planning application and the removal of trees. The Legal Officer undertook to raise the issue with the Enforcement Team to see if a breach of the permission had taken place and to report the matter back to the co-chairs of the Committee.
- 6.6 No objections to the Order had been received from the public within the consultation period.
- 6.7 **RESOLVED:** That Tree Preservation Order No. 438 be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a.1 APPLICATION NO. 20/04453/FUL - LAND ADJACENT 19 TO 41 WALKLEY LANE, SHEFFIELD, S6 2NX

- 7a.1 This application was deferred, as a site visit had not been able to take place due to weather conditions.

7b.1 APPLICATION NO. 21/04263/REM - 33 LOVE STREET AND SITE OF FORMER 53 BRIDGE STREET, SHEFFIELD, S3 8NW

- 7b.1 A number of amended conditions and an additional condition were included 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 Jon Suckley attended the meeting and spoke in support of the application.
- 7b.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 including the amended and additional condition.

7b.5 Councillor Bernard Little wished it to be noted that he felt that the Sustainability Study was not fit for purpose and the Planning Officer explained that the Sustainability Study assessed the application against the Planning Policies currently in place and that this was a reserved matters application which meant that the principle of the multi-storey car park had already been approved. This application was to look at design matters.

7b.6 **RESOLVED:** That an application for reserved matters be GRANTED, conditionally, for the reasons set out in the report and supplementary report, including the amended and additional conditions, for the reserved matters application proposing details for the appearance, scale, layout, landscaping and access for a 9 storey multi-storey car park building (Sui Generis) at 33 Love Street and site of former 53 Bridge Street, Sheffield, S3 8NW (Application No. 21/04263/REM).

7c.1 APPLICATION NO. 21/03238/RG3 - FORMER 88 PINSTONE STREET, SHEFFIELD, S1 2HP

7c.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.

7c.2 Robin Hughes attended the meeting and spoke against the application.

7c.3 Jon Phipps and Clare Plant attended the meeting and spoke in support of the application.

7c.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, now submitted.

7c.5 It was moved by Councillor Dianne Hurst and seconded by Councillor Garry Weatherall, that the application be deferred to allow the applicant to come up with an alternative proposal. On being put to the vote, the motion was lost. It was therefore:

7c.6 **RESOLVED:** That an application for amendment to no. of chimneys and windows on roofscape (Application under Section 73 to vary condition 2 (approved plans) of planning permission no. 18/04069/RG3 (Retention of Pinstone Street and part of Charles Street and Cambridge Street facade, demolition of buildings behind and erection of a seven1storey building for mixed use - retail/cafe/bar space (Use Class A1, A3, A4 and A5) at ground floor with offices (Use Class B1) above and associated works (Block C) (Application under Regulation 3 - 1992)) at Former 88 Pinstone Street, Sheffield, S1 2HP (Application No. 21/03238/RG3) be REFUSED, as it will have a less than substantial harmful impact on the character of the conservation area . It is considered that the justification for this harm is not

clear and convincing and is not outweighed by the public benefits of the proposal. The final wording of the refusal to be agreed by the Planning Officer in conjunction with the Co-Chairs.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, appeals dismissed and appeals allowed by the Secretary of State.
- 8.2 Councillor Sangar said that further to the appeal dismissed by the Inspector of the delegated decision to refuse an application at 8 Ranmoor Gardens, Sheffield, S10 3FR, it was important to note the clear judgement and that the Inspector had agreed with the Planning Officer's decision.

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 21st December 2021 at 2pm.