

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 14 June 2022

**PRESENT:** Councillors Alan Woodcock (Joint Chair), Nighat Basharat, Mike Chaplin, Tony Damms, Roger Davison, Brian Holmshaw, Barbara Masters, Bob McCann, Peter Price, Garry Weatherall, Sophie Wilson, Cliff Woodcraft and Tony Downing (Substitute Member)

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#### **1. APOLOGIES FOR ABSENCE**

- 1.1 An apology for absence was received from Councillor Dianne Hurst. Councillor Tony Downing attended 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 Councillor Mike Chaplin declared a personal interest in Agenda Item 7b, Application No. 22/00723/FUL - Land at junction with Cobden View Road and Northfield Road, Sheffield, S10 1QQ, as he had previously been involved in objecting against the owner blocking use of the land as a community garden. Councillor Chaplin took no part in the discussion and voting thereon.
- 3.2 Councillor Sophie Wilson declared a personal interest in Agenda Item 7b, Application No. 22/00723/FUL - Land at junction with Cobden View Road and Northfield Road, Sheffield, S10 1QQ, as she was employed by Olivia Blake MP, who had objected to the application. Councillor Wilson took no part in the discussion and voting thereon.
- 3.3 Councillor Nighat Basharat declared a personal interest in Agenda Item 7c, Application No. 21/02714/FUL - 715 - 717 Abbeydale Road, Sheffield, S7 2BE, as she had previously been involved in objecting to the application, prior to her election as Councillor. Councillor Basharat left the room and took no part in the discussion and voting thereon.
- 3.4 Councillor Alan Woodcock declared a personal interest in Agenda Item 10c, Application No. 20/03276/FUL - Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ, as he had been previously known the managing director of the hotel. Councillor Woodcock 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.

#### 4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 24<sup>th</sup> May 2022 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. 22/01397/FUL - 268 HANDSWORTH ROAD AND LAND TO THE REAR OF 270, SHEFFIELD, S13 9BX

- 6a.1 An additional representation from a local resident and a representation from Clive Betts MP, along with the officer response, a report correction, an amended condition, an amended directive and an additional condition and directive were included 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 Lesley Ward and Councillor Dianne Hurst attended the meeting and spoke against the development.
- 6a.4 Susan Crowley 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 including the amended condition and directive and the additional condition and directive, now submitted and also had regard to representations made during the meeting.
- 6a.6 **RESOLVED:** That an application for planning permission for continuation of use of land as car sales forecourt and vehicle storage area (sui generis), including retention of portable building and container (retrospective application), resurfacing works, and erection of a 2.1 metres high acoustic fence along the south-west edge of the designated storage area and car sales forecourt (Amended description) at 268 Handsworth Road and land to the rear of 270 Sheffield, S13 9BX, Application No. 22/01397/FUL, be REFUSED on the grounds that there is

inadequate separation between the site and adjoining residential properties which would lead to an unacceptable invasion of privacy to the first-floor windows of the affected dwellings, resulting in an unacceptable effect on the living conditions of occupiers of those properties. Final wording of the decision notice to be agreed by the Chair and Planning Officers.

**6b. APPLICATION NO. 22/00723/FUL - LAND AT JUNCTION WITH COBDEN VIEW ROAD AND NORTHFIELD ROAD, SHEFFIELD, S10 1QQ**

- 6b.1 Additional representations, along with the officer response, a report correction and additional conditions were included within the supplementary report circulated and summarised at the meeting.
- 6b.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.
- 6b.3 Councillor Ruth Milsom attended the meeting and spoke against the application.
- 6b.4 James Roberts attended the meeting and spoke in support of the Committee.
- 6b.5 Councillor Brian Holmshaw raised concerns regarding the siting of bins for the residential units and their collection and moved that details of the servicing strategy should be required prior to commencement of the works. This was seconded by Councillor Garry Weatherall. A vote was taken by show of hands and was passed.
- 6b.6 Councillor Garry Weatherall proposed an amendment to the condition regarding deliveries, collections and movement on site to restrict movement, sorting or removal of waste materials, recyclables or their containers in the open air from the commercial units to 10pm on Sundays and Bank Holidays. This was seconded by Councillor Tony Damms. A vote was taken by show of hands and was passed.
- 6b.7 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 including the additional conditions and amended conditions, now submitted and also had regard to representations made during the meeting.
- 6b.8 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report including the amended conditions and additional conditions and the amended conditions regarding servicing, deliveries and movement, sorting or removal of waste materials, recyclables or their containers in the open air from the commercial units to 10pm on Sundays and Bank Holidays, for the erection of 13 flats and 3 retail units (Use Class E) with associated cycle parking and landscaping at land at junction with Cobden View Road, Northfield Road, Sheffield, S10 1QQ (Application No. 22/00723/FUL).

**6c. APPLICATION NO. 21/02714/FUL - 715 - 717 ABBEYDALE ROAD, SHEFFIELD, S7 2BE**

- 6c.1 Additional representations, along with the officer response, a report correction, an amended condition and an additional condition were included within the supplementary report circulated and summarised at the meeting.
- 6c.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.
- 6c.3 Alex Horne attended the meeting and spoke against the application.
- 6c.4 Ali Ay attended the meeting and spoke in support of the application.
- 6c.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 including the amended condition and additional condition, now submitted and also had regard to representations made during the meeting.
- 6c.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report for the extension including roof lift and front dormers to create habitable accommodation on first and second floors for use as 10-bed House in Multiple Occupation (sui generis), with retail unit (Use Class E(a)) on ground floor and associated first floor office at 715 - 717 Abbeydale Road, Sheffield, S7 2BE (Application No. 21/02714/FUL).

**6d. APPLICATION NO. 20/03276/FUL - KENWOOD HALL HOTEL, KENWOOD ROAD, SHEFFIELD, S7 1NQ**

- 6d.1 An additional representation, along with the officer response, a report correction and an amended condition were included within the supplementary report circulated and summarised at the meeting.
- 6d.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.
- 6d.3 Sharon Watson attended the meeting and spoke against the application.
- 6d.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 including the amended condition, now submitted and also had regard to

representations made during the meeting.

- 6d.5 **RESOLVED:** That an application for planning permission for demolition of outbuildings, erection of 4 dwellinghouses with associated parking, landscaping and formation of access at Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ, Application No. 20/03276/FUL, be REFUSED on the grounds that the natural environment should be protected and enhanced in line with UDP GE11 and NPPF 174, the negative heritage impacts including on the historic garden within the Nether Edge Conservation Area, impacts on biodiversity all of which outweighed the benefit of providing 4 homes.

## **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 by the Secretary of State.

## **8. DATE OF NEXT MEETING**

- 8.1 The next meeting of the Planning and Highways Committee would take place on Tuesday 12<sup>th</sup> July 2022 at 2pm in the Town Hall.