

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 18 July 2023

**PRESENT:** Councillors Mike Chaplin (Joint Chair), Alan Woodcock (Joint Chair), Glynis Chapman, Roger Davison, Tony Downing, Bernard Little, Barbara Masters, Peter Price, Ibby Ullah, Cliff Woodcraft and Garry Weatherall

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

1.1 An apology for absence was received from Councillor Laura Moynahan

#### **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 Glynis Chapman declared a personal interest in Agenda Item No. 8a, Planning Application No. 23/00198/FUL - 45A Brooklands Avenue, Sheffield, S10 4GB as the some of the objectors in attendance were family members. Councillor Chapman declared that she would leave the meeting and take no part in the discussion or voting thereon.

3.2 Following the discussion of Agenda Item No. 8a, Planning Application No. 23/00198/FUL - 45A Brooklands Avenue, Sheffield, S10 4GB, Councillor Alan Woodcock declared that he had a personal interest as two of the objectors were known to him. Councillor Woodcock informed Committee that he had not seen the objectors for many years and had not realised that he knew them prior to the discussion. They had been known to him in a professional capacity in his previous work. He further declared that had he realised beforehand, he would have declared it and confirmed it had no bearing on his decision, and therefore would still have taken part in the discussion and voting.

#### **4. MINUTES OF PREVIOUS MEETING**

4.1 **RESOLVED:-** that the minutes of the meeting of the Committee held on 20<sup>th</sup> June 2023 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. 468 - RANFALL, 15 RANMOOR PARK ROAD, SHEFFIELD, S10 3GX**

- 6.1 As the tree preservation order had been brought back to Committee following a deferral at the meeting held on 20<sup>th</sup> June 2023 to allow for a site visit, Councillors Alan Woodcock, Glynis Chapman, Peter Price and Ibbly Ullah left the meeting as they had not been present at the previous meetings to hear the officer presentation and public representations.
- 6.2 Councillor Mike Chaplin took the Chair.
- 6.3 Three additional representations, along with the officer responses were included in the supplementary report circulated prior to the meeting and summarised by officers.
- 6.4 Victoria Clayton attended the meeting and updated Members on the application following the site visit.
- 6.5 Andrew Mills attended the meeting and spoke against the tree preservation order.
- 6.6 Members considered the report in the light of the objections received and the site visit carried out.
- 6.7 **RESOLVED:-** That Tree Preservation Order No. 468 be confirmed unmodified.

## **7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

### **7a. PLANNING APPLICATION NO. 23/00198/FUL - 45A BROOKLANDS AVENUE, SHEFFIELD, S10 4GB**

- 7a.1 Councillor Alan Woodcock returned to the Chair.
- 7a.2 A further representation, along with the officer's response was included within the supplementary report circulated and summarised at the meeting.
- 7a.3 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.4 Councillor Sue Alston and John Hartley attended the meeting and spoke against the application.
- 7a.5 James Hinchliffe and Susan Crowley attended the meeting and spoke in support of the application.
- 7a.6 The Committee considered the report and recommendation 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.
- 7a.7 Councillor Mike Chaplin moved that overdevelopment be added to the reason for refusal and Councillor Cliff Woodcraft seconded the motion. The motion was passed by a show of hands.
- 7a.7 **RESOLVED:-** That an application for approval of planning permission for the demolition of dwellinghouse, erection of four detached dwellinghouses including garages and one detached garage, associated landscaping and access improvements at 45A Brooklands Avenue, Sheffield, S10 4GB be REFUSED for the reasons set out in the report and the addition agreed at the meeting.
- 7a.8 Following the decision, Councillor Alan Woodcock declared that he had a personal interest as detailed in Minute No. 3.2 above.
- 7b. PLANNING APPLICATION NO. 22/04490/FUL - WOODHOUSE TRINITY METHODIST CHURCH, CHAPEL STREET, WOODHOUSE, SHEFFIELD, S13 7JL**
- 7b.1 A report omission, additional information and additional representations along with the officer response 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 Laura Holland and Sue Howarth attended the meeting and spoke in support of the application.
- 7b.4 The Committee considered the report and recommendation 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.
- 7b.5 Following a discussion regarding the Grade 2 listing of the building and the proposed changes to the interior, Councillor Mike Chaplin moved that the

development be refused with a note from the Committee that it would like to see the building redeveloped and restored with as many original features retained as possible. The motion was seconded by Councillor Roger Davison and passed by a show of hands.

- 7b.6 **RESOLVED:-** That an application for approval of planning permission for alterations to former church including provision of mezzanine floor and ramp to front to form 8 apartments with parking provision and a new vehicular access though the south western boundary wall (Amended Plans/Description) at Woodhouse Trinity Methodist Church, Chapel Street, Woodhouse, Sheffield, S13 7JL be REFUSED for the reasons set out in the report along with a note from the Committee that it would like to see the building redeveloped and restored with as many original features retained as possible.

7c. **PLANNING APPLICATION NO. 22/04491/LBC - WOODHOUSE TRINITY METHODIST CHURCH, CHAPEL STREET, WOODHOUSE, SHEFFIELD, S13 7JL**

- 7c.1 **RESOLVED:-** That an application for approval of listed building consent for alterations to former church including provision of mezzanine floor and ramp to front to form 8 apartments with parking provision and a new vehicular access though the south western boundary wall (Amended Plans/Description) at Woodhouse Trinity Methodist Church, Chapel Street, Woodhouse, Sheffield, S13 7JL be REFUSED for the reasons set out in the report.

**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, dismissed and allowed and Enforcement Appeals received and dismissed by the Secretary of State.
- 8.2 A question was asked regarding the high numbers of delegated decisions being allowed by the Planning Inspectors. It was noted that the high numbers were due to the very high numbers of appeals currently being made.

**9. DATE OF NEXT MEETING**

- 9.1 The next meeting of the Planning and Highways Committee would take place on Tuesday 15<sup>th</sup> August 2023 at 2pm in the Town Hall.