

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 5 March 2024

**PRESENT:** Councillors Glynis Chapman (Joint Chair), Alan Woodcock (Joint Chair), Mike Chaplin, Roger Davison, Barbara Masters, Laura Moynahan, Peter Price, Ibbby Ullah, Cliff Woodcraft, Garry Weatherall and Henry Nottage (Substitute Member)

#### **1. EXCLUSION OF PUBLIC AND PRESS**

- 1.1 No items were identified where resolutions may be moved to exclude the press and public.

#### **2. APOLOGIES FOR ABSENCE**

- 2.1 An apology for absence was received from Councillor Tony Downing.
- 2.2 An apology for absence was received from Councillor Bernard Little. Councillor Henry Nottage acted as substitute.

#### **3. DECLARATIONS OF INTEREST**

- 3.1 Councillor Cliff Woodcraft stated that he had not been present at the previous meeting of the Committee where the decision had been made to defer Agenda Item No 7a, 23/00777/FUL - Within the curtilage of KFC, 236 Queens Road, Highfield, Sheffield, S2 4DL, so therefore would take no part in the discussion and voting thereon.
- 3.2 Councillor Mike Chaplin declared that Agenda Item No. 7b, . 22/04338/FUL - Dore Moor Nursery, Brickhouse Lane, Sheffield, S17 3DQ, was within the jurisdiction of the Peak District National Park Authority, who had put in an objection to the application. Therefore as the Council's representative on the Peak District National Park Authority he would take no part in the discussion and voting thereon, and would leave the meeting.
- 3.3 Councillor Roger Davison declared that Agenda Item No. 7c, Planning Application No. 23/03216/FUL - The Coach House, 306 Dobbin Hill, Sheffield, S11 7JG, was within his ward however he had not been involved in any discussions regarding the application and so approached it with an open mind. He also advised that on page 101 of the agenda pack under the heading "Councillor Shaffaq Mohammed" the text should read "Councillor" rather than "Councillors".
- 3.4 Councillor Barbara Masters declared that Agenda Item No. 7c Planning

Application No. 23/03216/FUL - The Coach House, 306 Dobbin Hill, Sheffield, S11 7JG, was within her ward however she had not been involved in any discussions regarding the application and so approached it with an open mind.

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

- 4.1 **RESOLVED:-** that the minutes of the previous meeting held on the 9<sup>th</sup> January 2024 were agreed 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. PLANNING APPLICATION NO. 23/00777/FUL - WITHIN THE CURTILAGE OF KFC, 236 QUEENS ROAD, HIGHFIELD, SHEFFIELD, S2 4DL**

- 6a.1 Councillor Cliff Woodcraft left the meeting for the duration of the item.
- 6a.2 An additional representation, along with the Officer response, which included further explanation of the relevance of policy GE17 of the development plan, were included within the Supplementary Report which was circulated and summarised at the meeting.
- 6a.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.
- 6a.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.
- 6a.5 A motion to add a condition to require adequate security lighting was proposed, seconded, put to the vote and carried.
- 6a.6 **RESOLVED:-** That an application for approval of planning permission be

GRANTED, conditionally with an additional condition to ensure adequate security lighting, for the reasons set out in the report and supplementary report, now submitted, for the erection of a single-storey building for use as a restaurant and drive thru (Use Class Eb and Sui Generis) with associated car parking and landscaping works (Amended Drawings 16.08.2023), within The Curtilage Of KFC 236 Queens Road Highfield Sheffield S2 4DL (Application no. 23/00777/FUL).

**6b. PLANNING APPLICATION NO. 22/04338/FUL - DORE MOOR NURSERY, BRICKHOUSE LANE, SHEFFIELD, S17 3DQ**

- 6b.1 Councillor Cliff Woodcraft returned to the meeting.
- 6b.2 Councillor Mike Chaplin left the meeting for the duration of the item.
- 6b.3 A summary of 3 further additional representations were included within the Supplementary Report which was circulated and summarised at the meeting.
- 6b.4 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.5 David Bardsley, representing Dore Village Society attended the meeting and spoke against the application.
- 6b.6 Christopher Pennel attended the meeting and spoke against the application.
- 6b.7 Councillor Colin Ross attended the meeting and spoke against the application.
- 6b.8 Ellen Pearce, attended the meeting and spoke in support of the application.
- 6b.9 Philip Andrew attended the meeting and spoke in support of the application.
- 6b.10 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.
- 6b.11 **RESOLVED:-** That an application for approval of planning permission for (i) the demolition of Dore Moor Garden Centre, and (ii) the construction of an Integrated Retirement Community of up to 125 Extra Care units (Use Class C2) with ancillary communal and care facilities and green space consisting of: (a) A full planning application for 63 Extra Care units (C2); the Village Centre; means of access; landscaping and open space; and all other associated works and infrastructure; and, (b) An outline planning application (all matters reserved except for access) for up to 62 Extra Care units (C2) with ancillary communal space, landscaping and all other associated works and infrastructure at Dore Moor Nursery Brickhouse

Lane Sheffield S17 3DQ be REFUSED for the reasons set out in the report.

**6c. PLANNING APPLICATION NO. 23/03216/FUL - THE COACH HOUSE, 306 DOBBIN HILL, SHEFFIELD, S11 7JG**

6c.1 Councillor Mike Chaplin returned to the meeting.

6c.2 Councillor Gary Weatherall left the meeting and did not return.

6c.3 An additional representation along with the Officer response, and a further Officer response regarding comments made on the proposed Highway closure, were included within the Supplementary Report which was circulated at the meeting.

6c.4 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.5 Guy Rusling attended the meeting and spoke in support of the application.

6c.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, and also having regard to representations made at the meeting.

6c.7 **RESOLVED:-** That an application for the approval of planning permission be GRANTED conditionally, for the reasons set out in the report and supplementary report, now submitted, for the use of land as part of the residential curtilage of The Coach House, with associated alterations including erection of boundary wall and fencing, landscaping and associated works (Amended Plans) at The Coach House 306 Dobbin Hill Sheffield S11 7JG (Application no. 23/03216/FUL).

**6d. PLANNING APPLICATION NO. 22/00877/FUL - LAND BETWEEN 5 AND 21, HOLMHIRST ROAD, SHEFFIELD, S8 0GU**

6d.1 An amendment to the conditions, to require re-numbering and re-ordering, and an update on the figures regarding housing supply were included in the Supplementary Report which was 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 A motion to impose a condition requiring reinstatement of any trees removed

during the development was proposed, seconded, voted on and carried.

- 6d.4 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, including re-numbered and re-reordered conditions and an extra condition requiring replacement of trees, for the erection of 14no. 2 bed apartments in 1no. 2/3 storey block with associated car parking and landscaping and formation of vehicular access onto Holmhirst Road (Amended Description) at Land Between 5 And 21 Holmhirst Road Sheffield S8 0GU (Application no. 22/00877/FUL).

## **7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 7.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed, and allowed by the Secretary of State.

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

- 8.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 2nd April 2024 at 2pm in the Town Hall.