

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 30 May 2017

PRESENT: Councillors Peter Rippon (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Roger Davison, Dianne Hurst, Bob Johnson, Alan Law, Joe Otten, Peter Price, Chris Rosling-Josephs and Zoe Sykes

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Tony Damms and Zahira Naz.

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 Joe Otten declared a personal interest in an application for planning permission for the erection of a four-storey building comprising 45 apartments with an A1 unit at ground floor with associated surface car parking and roof top amenity space at Sheffield United Football Club, Bramall Lane, Highfield (Case No. 17/00555/FUL) as he supported Sheffield United F.C., but had not predetermined his views on the application and would speak and vote thereon.

3.2 Councillor Ian Auckland declared a personal interest in an application for planning permission to approve details of appearance, landscaping, layout, and scale - (matters reserved by application Case No. 15/00158/OUT - demolition of existing dairy and outbuildings, use of an existing farmhouse as a dwellinghouse and erection of up to 13 dwellinghouses) at Cowmouth Farm, 33 Hemsworth Road (Case No. 16/02968/REM) as it was located within his Ward, but had not predetermined his views on the application and would speak and vote thereon.

4. MINUTES OF PREVIOUS MEETINGS

3.1 The minutes of the meetings of the Committee, held on 9 and 17 May 2017, 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 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. PROPOSED DIVERSION OF FOOTPATH OFF OVEREND WAY, GLEADLESS VALLEY

6.1 The Head of Highway Maintenance submitted a report seeking authority to process a Public Path Diversion Order to divert the public footpath linking Overend Way and Raeburn Close, Gleadless Valley. The report stated that following the granting of planning permission (Case No. 16/02665/FUL) for an extension to an electricity substation compound at the location, it was necessary to realign the footpath which was routed through the site.

6.2 It was further explained that the diversion would not adversely affect the public's enjoyment of the area and would not have a detrimental effect on the surrounding network and its users.

6.3 **RESOLVED:** That (a) no objections be raised to the proposed diversion of the public footpath linking Overend Way and Raeburn Close, as detailed in the report of the Head of Highway Maintenance and as shown on the plan now exhibited, subject to satisfactory arrangements being made with the Statutory Undertakers with regard to their mains and services that may be affected;

(b) authority be given to the Director of Legal and Governance to take all necessary action to divert the footpath by an Order under the powers contained within Section 257 of the Town and Country Planning Act 1990; and

(c) in the event of no objections being received, or all objections received being resolved, authority be given for the Order to be confirmed as an unopposed Order.

7. TREE PRESERVATION ORDER NO. 413: 5 TO 9 HALLAMSHIRE VIEW

7.1 The Chief Planning Officer submitted a report outlining a response to objections received to Tree Preservation Order 413 which had been made in respect of trees in the rear gardens of 5 to 9 Hallamshire View. The report stated that the three sycamore and two pine trees included in the Order, had been inspected following a request from a resident to undertake removal/pollarding and pruning of trees at the site. An assessment of the trees found that they were visually prominent and contributed to the visual amenity value of the locality and the built form of the surrounding development. They were also considered to have a useful life expectancy and that there was no obvious health and safety reasons to require major intervention.

7.2 The reasons why some trees were omitted from the Order at 5, 6 and 9 Hallamshire View were outlined, together with a summary of the representations from the objectors and the officer's response.

7.3 The Order, Tree Evaluation Method and seven letters of objection were attached to the report now submitted

7.4 Oral representations were made at the meeting by two local residents and a local Ward Councillor speaking against the proposed Tree Preservation Order and

commenting on the work they wanted to undertake on the trees. A response was provided by an officer to the representations that were made.

- 7.5 **RESOLVED:** That, following consideration of the objections now reported, Tree Preservation Order 413 in respect of trees on land at 5 to 9 Hallamshire View, be confirmed unmodified.

8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 8.1 **RESOLVED:** That (a) the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided, granted or refused as stated in the report to this Committee for this date in respect of Case No 17/00555/FUL and other applications considered be amended as in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose;

(b) having heard oral representations at the meeting from a local Ward Councillor commenting on the development and from the applicant's agent supporting the development, an application for planning permission to approve details of appearance, landscaping, layout, and scale - (matters reserved by application Case No. 15/00158/OUT - demolition of existing dairy and outbuildings, use of an existing farmhouse as a dwellinghouse and erection of up to 13 dwellinghouses) at Cowmouth Farm, 33 Hemsworth Road (Case No. 16/02968/REM) be granted, subject to (i) Condition 2 being amended in respect of the addition of a further plan to the list of approved plans, as detailed in a supplementary report circulated at the meeting, (ii) the completion of a Legal Agreement and (iii) an additional condition being attached in respect of public access to a walkway between the site access road and Warminster Place; and

(c) having noted an additional representation commenting on the proposed development, as detailed in a supplementary report circulated at the meeting, an application for planning permission for a residential development of 30 dwellings (conversion of an existing hotel to 6 x 2 bedroom apartments, and new build of 12 detached dwellinghouses and 12 x 2 bedroomed apartments) with associated parking, access and landscaping at the Beauchief Hotel and car park at 161 Abbeydale Road South (Case No. 16/01269/FUL) be granted, subject to an additional condition in respect of a Landscape Plan and an associated Landscape Management Plan being provided by the applicant, as detailed in the aforementioned supplementary report.

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 9.1 The Committee received and noted a report of the Chief Planning Officer detailing (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

10. DATE OF NEXT MEETING

- 10.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 20 June, 2017 at the Town Hall.