

Planning and Highways Committee

Meeting held 22 August 2017

PRESENT: Councillors Dianne Hurst (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Bob Johnson, Alan Law, Zahira Naz, Joe Otten, Peter Rippon, Chris Rosling-Josephs, Zoe Sykes and Bob Pullin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Roger Davison and Councillor Bob Pullin attended the meeting as the duly appointed 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 Michelle Cook declared a personal interest as a local Ward Councillor for the area in an application for planning permission for external alterations and change of use of dwelling/osteopathic studio to 5 bed house in Multiple Occupation (Use Class C4), self-contained 1 bed flat (Use Class C3) and osteopathic studio (Use Class D1) (amended plans scanned on 9 June 2017) at CJ Osteopathy Ltd, 1 Sale Hill (Case No. 17/00445/FUL). Councillor Cook stated that she had not declared her position on the application and came to the meeting with an open mind.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 1 August 2017 were approved as a correct record subject to an amendment to paragraph 3.1 to replace the words “applicant’s family” with the word “objectors” to read ‘The Co-Chair, Councillor Peter Rippon, declared a personal interest in an application for planning permission for a single-storey extension including a raised patio with storage area underneath to the rear of a dwellinghouse (re-submission of 17/01531/FUL) at 10 Park Terrace (Case No. 17/02139/FUL) as he knew the objectors.’

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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6.1 **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 and as amended 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) subject to an amendment to condition 2, the inclusion of an additional condition and an additional directive and, following consideration of additional landscape information, all as outlined in a supplementary report circulated at the meeting, an application for planning permission for erection of 256 no. dwellings, including associated landscaping and open space, drainage and highway works at Manor Boot Site at Manor Top, Prince of Wales Road (Case No. 17/01443/FUL) be granted, conditionally;

(c) following consideration of representations at the meeting from two local residents speaking against the application and from the applicant's agent speaking in favour of the application, consideration of an application for planning permission for external alterations and change of use of dwelling/osteopathic studio to 5 bed house in Multiple Occupation (Use Class C4), self-contained 1 bed flat (Use Class C3) and osteopathic studio (Use Class D1) (amended plans scanned on 9 June 2017) at CJ Osteopathy Ltd, 1 Sale Hill (Case No. 17/00445/FUL) be deferred pending a visit to the site; and

(c) subject to (i) an altered condition 2 and associated drawings and, following consideration of additional representations and updated Environment Agency comments and condition, as outlined in a supplementary report circulated at the meeting, and (ii) subject to an amendment to condition 13 under section b) 'Highway Improvements' to read 'Highway Improvements - Site entrance from Clarence Lane and Harrow Street and Improvements to cycle facilities along Ecclesall Road Frontage' as outlined by the officer at the meeting, an application for planning permission for demolition of car showroom and erection of a mixed-use development comprising of 561 student bedspaces, commercial use of A1, A2, A3, A4, A5, B1a, B1b, D1 & D2 with associated car parking, landscaping and cycle parking (amended description and plans) at 127 Ecclesall Road (Case No. 16/04807/FUL) be granted, conditionally.

7. QUARTERLY ENFORCEMENT UPDATE REPORT

7.1 The Chief Planning Officer submitted a report giving an update on the progress of enforcement cases being undertaken in respect of development across the City and provided further information in response to Members' questions.

7.2 **RESOLVED:** That (a) the information now reported be noted and (b) the Chief Planning Officer be requested to email Members of the Committee with latest enforcement updates in relation to Salt Box Lane, Thornbridge Industrial Estate,

Langsett Avenue, Adams Express and the Middlewood Tavern, Middlewood Lane.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 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.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee will be held at 2:00p.m on Tuesday 12 September 2017 at the Town Hall.

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