

Planning and Highways Committee

Meeting held 19 December 2017

PRESENT: Councillors Peter Rippon (Chair), Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Zahira Naz, Joe Otten, Peter Price, Chris Rosling-Josephs, Ian Saunders (Substitute Member), Jim Steinke (Substitute Member) and Andrew Sangar (Substitute Member)

.....

1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Dianne Hurst, Zoe Sykes and Ian Auckland and Councillors Ian Saunders, Jim Steinke and Andrew Sangar attended the meeting as the duly appointed substitutes, respectively. Apologies for absence were also received from Councillors Alan Law, Bob Johnson and David Baker but no substitutes were appointed.

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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee, held on 5 December 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 BRA/223 OFF CHURCH STREET, STANNINGTON

6.1 The Director of Culture and Environment submitted a report seeking authority to process the Public Path Diversion Order required to divert the public footpath off Church Street, Stannington, as shown as a black line on the plan attached to the report as Appendix A.

6.2 A revised Appendix A plan was circulated at the meeting.

6.3 **RESOLVED:** That:-

- (a) no objections be raised to the proposed diversion of the footpath linking Church Street and footpath BRA/66 as shown on the revised plan now circulated to the report, subject to satisfactory arrangements being made with Statutory Undertakers, in connection with any of their mains and services that may be affected; and
- (b) authority be delegated to the Director of Legal and Governance to:-
 - (i) take all necessary action to divert the footpath by order under the powers contained within Section 257 of the Town and Country Planning Act 1990; and
 - (ii) confirm the order as an unopposed order, in the event of no objections being received, or any objections received being resolved and withdrawn prior to the order being confirmed.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7.1 **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. 17/02711/OUT 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 considered representations from the agent for the applicant speaking against the recommendation to refuse and notwithstanding the officer's recommendation, an application for planning permission for change of use of lower ground floor to boxing gym (Use Class D2 – Assembly and Leisure) (retrospective), demolition of existing porch and provision of 5 car parking spaces (resubmission of application 17/02077/FUL) at The Wharnccliffe Hotel, 127 Bevercotes Road (Case No. 17/04213/FUL) be granted, and the determination of conditions be delegated to the Chief Planning Officer, in consultation with a co-Chair of the Committee;

(c) (i) following consideration of additional objections, additional petition signatures and comments from the South Yorkshire Police and an amendment to Condition 1, as outlined in a supplementary report circulated at the meeting, and, (ii) subject to an amendment to Condition 6 to include reference to walls, coping stones and public art, as outlined verbally at the meeting and, (iii) following consideration of representations from a member of the public speaking against the application, and from a representative of the applicant speaking in favour of the application, an application submitted by the Council for public realm improvements to Fitzalan Square and access enhancements to Esperanto Place, including demolition of 31-35 Arundel Gate and existing structures at Fitzalan Square and Esperanto Place

(Case No. 17/04081/RG3) be granted, conditionally;

(d) following consideration of representations from a member of the public speaking against the application, and from a representative of the applicant speaking in support of the application, an application for planning permission for use of building as a 7-bed house in multiple occupation (HMO) (Use Class Sui Generis) at Crusty's, 86 Richmond Road (Case No. 17/03967/FUL) be granted, conditionally;

(e) subject to amendments to conditions 16 and 17 and an additional condition, as outlined in a supplementary report circulated at the meeting, and following consideration of representations from a representative of the applicant speaking in favour of the application, an application for planning permission for erection of Waste Management Facility comprising Anaerobic Digestion Plant for the processing of biodegradable waste (maximum feedstock of 65,000 tonnes per annum), vehicular access, combined heat and power unit, gas network entry plant, propane tanks, auxiliary flare plant, concrete apron, stores building, site office, bund and associated infrastructure, as amended 27.10.2017 and 17.11.17 at land at Beeley Wood Recycling Village, 2 Beeley Wood Lane (Case No. 17/03725/FUL) be granted, conditionally;

(f) following consideration of representations from residents, and from a representative of the applicant and, subject to an amendment to condition 7, as outlined in a supplementary report circulated at the meeting, and an additional condition preventing the road from Duke Street to South Street being a through route, applications for listed building consent and reserved matters for Park Hill Phase 2 – refurbishment of block to provide 199 residential units (Use Class C3) and 1,963sqm commercial space (A1, A2, A3, A4, B1, D1 and D2 uses), landscaping, car parking and associated works, at Park Hill Estate, Duke Street, Park Hill (Case Nos. 117/03686/LBC and 17/03486/REM) be granted, conditionally;

(g) subject to amendments to conditions, as outlined in a supplementary report circulated at the meeting, and following consideration of representations from a representative of the applicant speaking in favour of the application, an application for planning permission for erection of a 7-storey residential building comprising 62no. apartments (16no. studios and 46 no. one-bed apartments) with associated access, cycle and disabled car parking, landscaping and amenity works at Stepney Street Car Park, Stepney Street (Case No. 17/03675/FUL) be granted, conditionally; and

(h) following consideration of representations at the meeting from three local residents speaking against the application and additional representations as outlined in a supplementary report circulated at the meeting, and, notwithstanding the officer's recommendation, consideration of an application for planning permission for retention of existing café and extensions to form toilets and storage area including changes to opening times to 07.00 to 23.30 on two occasions per month for functions/events (amended plans and description) at Stannington Park, Stannington Road be deferred pending further discussions with the applicant.

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, 16 January 2018 at the Town Hall.