

Planning and Highways Committee

Meeting held 1 May 2018

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

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**1. APOLOGIES FOR ABSENCE**

1.1 An apology for absence was received from Councillor Alan Law, but no substitute was 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 Councillor Michelle Cook declared a personal interest as a local Ward Councillor in respect of applications for planning permission and listed building consent for the General Cemetery, Cemetery Avenue (Case Nos. 18/00235/FUL and 18/00236/LBC). Councillor Cook stated that she had not predetermined her views on the applications and would participate in their determination.

3.2 The Chair, Councillor Peter Rippon, declared a personal interest as a local Ward Councillor in respect of an application for planning permission for the erection of a single-storey pre-school building with associated car parking and vehicle turning facilities at Intake Primary School, Mansfield Road (Case No. 18/00415/FUL). Councillor Rippon stated that he had not predetermined his views on the application and would participate in its determination.

3.3 Councillor Dianne Hurst declared a personal interest as a local Ward Councillor in respect of an application for planning permission for the erection of a single-storey pre-school building with associated car parking and vehicle turning facilities at Intake Primary School, Mansfield Road (Case No. 18/00415/FUL). Councillor Hurst stated that she had not predetermined her views on the application and would participate in its determination.

3.4 Councillor David Baker declared a personal interest as a local Ward Councillor in respect of an application for planning permission for the change of opening times of an existing café at Stannington Park, Stannington Road (Case No. 18/00666/FUL). Councillor Baker stated that he had not predetermined his views on the application and would participate in its determination.

3.5 Councillor Zahira Naz declared a personal interest as a local Ward Councillor in

respect of an application for planning permission for the use of land as a car sales/storage site at the Site of Zion Congregational Church, Lawrence Street (Case No. 17/04825/FUL). Councillor Naz stated that she had not predetermined her views on the application and would participate in its determination.

- 3.6 Councillor Bob Johnson declared a personal interest in applications for planning permission for (i) the change of opening times of an existing café at Stannington Park, Stannington Road (Case No. 18/00666/FUL) as the applicant was known to him and (ii) the retention of a dwellinghouse and decking including amendments to fenestration and facing materials at the garage site, adjacent to 4 Langsett Avenue (Case No. 18/00250/FUL) as the site was close to his own property. Councillor Johnson stated that he had not predetermined his views on the applications and would participate in their determination.
- 3.7 Councillor Joe Otten declared a personal interest as a local Ward Councillor and as he had made his views known in respect of an application for planning permission for the erection of a dwellinghouse with an integral double garage at land to the rear and side of 29 Overcroft Rise (Case No. 17/04626/FUL). Councillor Otten stated that he would not speak and vote and left the room during consideration of this item.

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

- 4.1 The minutes of the meeting of the Committee, held on 10 April, 2018, were approved as a correct record, subject to an amendment to Councillor Zoe Sykes declaration of interest by the substitution of the planning application for 20 Woodburn Drive (Case No. 17/04628/FUL) for the planning application for Dial House Club, 72 Far Lane (Case No. 18/00214/FUL) (Declaration of Interest, Item 3.1).

#### **5. SHEFFIELD CONSERVATION ADVISORY GROUP**

- 5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 20 March 2018.

#### **6. SITE VISIT**

- 6.1 **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.

#### **7. PROPOSED CLOSURE OF PART OF THE FOOTPATH OFF STANWOOD DRIVE, STANNINGTON**

- 7.1 The Director of Culture and Environment submitted a report seeking authority to process the Public Footpath Extinguishment Order required to close part of the adopted footpath off Stanwood Drive, Stannington. The report stated that it was necessary to close the public footpath from the end of Stanwood Drive to the former

Hawkhills Residential Home, 11 Stanwood Road to allow a proposed development comprising 20 dwellings to be constructed.

7.2 It was stated that the closure of the footpath would not affect the residents of Stanwood Drive which was a no through road.

7.3 **RESOLVED:** That (a) no objections be raised to the proposed closure of part of the footpath off Stanwood Drive, as detailed in the report of the Director of Culture and Environment and as shown on the plan now exhibited, subject to planning consent and 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 given to the Director of Legal and Governance to:

(i) take all necessary action to close 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.

## **8. TREE PRESERVATION ORDER 418: 178 HOWARD ROAD, S6 3RX**

8.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 418 at 178 Howard Road. The report stated that the Sycamore tree which was positioned close to the front boundary of the property, was considered to be visually prominent and seen as part of a cohesive element of the landscape with other trees in the area. It was perceived though that the tree was under threat due to the potential development of the site.

8.2 A copy of the Order and the Tree Evaluation Method for Preservation Orders were attached to the report now submitted.

8.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 418 made on 1 December 2017 on land at 178 Howard Road S6 3RX, be confirmed unmodified.

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

9.0.1 **RESOLVED:** That 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.

**9.1 STANNINGTON PARK, STANNINGTON ROAD, S6 6BX (CASE NO. 18/00666/FUL)**

9.1.1 Having heard oral representations at the meeting from two local residents objecting to the proposed development and from the applicant speaking in support of the proposed development, an application for planning permission for the change of opening times of an existing cafe from 0700 hours to 1900 hours, Monday to Sundays and opening two occasions per month for functions/events from 0700 hours to 2300 hours, Fridays/Saturdays (application to vary Condition 4 of planning ref: 13/04166/FUL) (amended description and plans) at Stannington Park, Stannington Road (Case No. 18/00666/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**9.2 INTAKE PRIMARY SCHOOL, MANSFIELD ROAD, S12 2AR (CASE NO. 18/00415/FUL)**

9.2.1 Having heard oral representations at the meeting from a local Ward Councillor speaking in support of the proposed development, an application for planning permission for the erection of a single-storey pre-school building with associated car parking and vehicle turning facilities at Intake Primary School, Mansfield Road (Case No. 18/00415/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**9.3 GARAGE SITE, ADJACENT TO 4 LANGSETT AVENUE, S6 4AA (CASE NO. 18/00250/FUL)**

9.3.1 An application for planning permission for the retention of a dwellinghouse and decking including amendments to fenestration and facing materials (Retrospective application) (Resubmission of 17/03331/FUL) at a garage site, adjacent to 4 Langsett Avenue (Case No. 18/00250/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**9.4 SHEFFIELD GENERAL CEMETERY, CEMETERY AVENUE, S11 8NT (CASE NO. 18/00235/FUL)**

9.4.1 Having (i) noted (A) clarification on Page 94 of the report now submitted to confirm that 14 car parking spaces were originally proposed and not 13 and (B) additional representations in support of the proposed development and objecting to the proposed development and the officer's responses, all as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations at the meeting from eight people comprising representatives of organisations and local residents objecting to the proposed development and from the applicant's representatives speaking in support of the proposed development, an application for planning permission for conservation works to listed/non-listed historic features; walls/catacombs; and to listed/non-listed monuments, improvements to site entrance points, landscape improvements including general footpath improvements, installation of wayfinding signage, management of trees/vegetation, and improvement/inclusion of new amenities, lighting, and car parking at Sheffield General Cemetery, Cemetery Avenue (Case No.

18/00235/FUL) be granted, conditionally, for the reasons detailed in the report now submitted, subject to (1) Condition 2 being amended with a revised plan reference and (2) Condition 18 being amended clarifying the purpose of the disabled spaces to be provided and that it is operated within the approved Car Park Management Scheme, as detailed in the aforementioned supplementary report.

**9.5 SHEFFIELD GENERAL CEMETERY, CEMETERY AVENUE, S11 8NT (CASE NO. 18/00236/LBC)**

9.5.1 Having (i) noted additional representations in support of the proposed development and objecting to the proposed development and the officer's responses, as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations at the meeting from eight people comprising representatives of organisations and local residents objecting to the proposed development and from two representatives of the applicant speaking in support of the proposed development, an application for listed building consent for conservation works to listed/non-listed historic features; walls/catacombs; and to listed/non-listed monuments, improvements to site entrance points, landscape improvements including general footpath improvements, installation of wayfinding signage, management of trees/vegetation, and improvement/inclusion of new amenities, lighting, and car parking at Sheffield General Cemetery, Cemetery Avenue (Case No. 18/00236/LBC) be granted, conditionally, for the reasons detailed in the planning application report (Case No. 18/00235/FUL) now submitted, subject to Condition 2 being amended with a revised plan reference, as detailed in the aforementioned supplementary report.

**9.6 LAND AT JUNCTION WITH LOXLEY ROAD, BLACK LANE, S6 6RR (CASE NO. 18/00177/OUT)**

9.6.1 Having (i) noted (A) additional representations from the Loxley Valley Protection Society objecting to the proposed development, (B) clarification in respect of the Loxley Valley Design Statement referred to on Page 124, Paragraph 2 and (C) an amendment to Directive 1 by the addition of a location plan, all as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations at the meeting from the applicant, the applicant's agent and a resident interested in purchasing a property in the area, an application for planning permission for the erection of up to 4 x dwellings with integral garages, including provision of two access roads and associated parking at land at the junction with Loxley Road and Black Lane (Case No. 18/00177/OUT) be refused, for the reasons detailed in the report now submitted.

**9.7 EBENEZER CHAPEL, SOUTH ROAD, WALKLEY, S6 3TD (CASE NO. 17/05212/FUL)**

9.7.1 Having heard oral representations at the meeting from the applicant's agent speaking in support of the development, an application for planning permission for the removal of the existing student accommodation on the ground floor and conversion to 8 x 1 and 2 bedroom apartments; removal of an organ, pulpit and partial removal of first floor balcony; reinstatement of the original main entrance,

lobby and route up to the first floor level; installation of mezzanine floors in part of the first floor conversion; insertion of new services and party walls/floors; and proposed access improvements with the erection of a new external stepped ramp at Ebenezer Chapel, South Road, Walkley (Case No. 17/05212/FUL) be granted, conditionally, for the reasons detailed in the report now submitted

**9.8 EBENEZER CHAPEL, SOUTH ROAD, WALKLEY, S6 3TD (CASE NO. 17/05213/LBC)**

9.8.1 Having heard oral representations from the applicant's agent speaking in support of the development, an application for listed building consent for the removal of the existing student accommodation on the ground floor and conversion to 8 x 1 and 2 bedroom apartments; removal of organ, pulpit and partial removal of first floor balcony; reinstatement of original main entrance, lobby and route up to first floor level; installation of mezzanine floors in part of the first floor conversion; insertion of new services and party walls/floors; and proposed access improvements, with the erection of a new external stepped ramp at Ebenezer Chapel, South Road, Walkley (Case No. 17/05213/LBC) be granted, conditionally, for the reasons detailed in the planning application report (Case No. 17/05212/FUL) now submitted.

**9.9 SITE OF ZION CONGREGATIONAL CHURCH, LAWRENCE STREET, S9 3RG (CASE NO. 17/04825/FUL)**

9.9.1 Having heard oral representations at the meeting from the applicant's agent supporting the proposed development, an application for planning permission for the use of land as a car sales/storage site at the Site of Zion Congregational Church, Lawrence Street (Case No. 17/04825/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**9.10 LAND TO THE REAR AND SIDE OF 29 OVERCROFT RISE, S17 4AX (CASE NO. 17/04626/FUL)**

9.10.1 Having noted (i) additional representations from the applicant's agent and the officer's response and (ii) a neighbour representation confirming that their objection and other concerned complainants objections remained, as outlined in a supplementary report circulated at the meeting, in connection with an application for planning permission for the erection of a dwellinghouse, with an integral double garage, at land to the rear and side of 29 Overcroft Rise (Case No. 17/04626/FUL) the Committee indicated that, as the application was subject to an appeal against non-determination, it was minded to refuse the application for the reasons set out in the report now submitted.

**10. OVERVIEW OF ENFORCEMENT ACTIVITY**

10.1 The Committee received and noted a report of the Director of City Growth providing a quarterly overview of progress on the work being undertaken by the enforcement team within the City.

**11. QUARTERLY UPDATE OF ENFORCEMENT ACTIVITY**

11.1 The Committee received and noted a report of the Director of City Growth providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the City.

**12. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

12.1 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.

**13. DATE OF NEXT MEETING**

13.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday, 22 May, 2018 at the Town Hall.

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