

Planning and Highways Committee

Meeting held 27 November 2018

**PRESENT:** Councillors Dianne Hurst (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Alan Law, Robert Murphy, Zahira Naz, Peter Price, Peter Rippon, Andrew Sangar and Cliff Woodcraft (Substitute Member)

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**1. APOLOGIES FOR ABSENCE**

1.1 An apology for absence was received from Councillor Roger Davison and Councillor Cliff Woodcraft attended the meeting as the duly appointed substitute. An apology for absence was also received from Councillor Chris Rosling-Josephs, 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 Zahira Naz declared a personal interest, as a local Ward Councillor, in

- a) an advertisement consent application for re-signage to building and curtilage at Carbrook Hall Hotel, 537 Attercliffe Common, Sheffield, S9 2FJ (Case No. 18/03646/ADV);
- b) a listed building consent application and a full planning application for the change of use from public house (Use Class A4) to a restaurant/café (Use Class A3) including demolition of a single-storey extension, external alterations including building signs, provision of an outdoor seating area, drive-thru facility, associated access, car parking and landscaping at Carbrook Hall Hotel, 537 Attercliffe Common, Sheffield, S9 2FJ (Case No. 18/03366/LBC and 18/03365/FUL) respectively; and;
- c) a full planning application for the demolition of existing single-storey side extension and erection of a two-storey side extension to dwellinghouse at 127 Bowden Wood Crescent, Sheffield, S9 4ED (Case No. 18/03568/FUL;

3.2 Councillor Naz declared that she had not given an opinion on the applications prior to the meeting and therefore would take part in the discussions and votes.

**4. MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the previous meeting of the Committee held on 6 November 2018 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. TREE PRESERVATION ORDER NO 422: 1 TYLNEY ROAD, SHEFFIELD, S2 2RX**

6.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No.422 at 1 Tylney Road, Sheffield, S2 2RX. A copy of the Order and the Tree Evaluation Method for Preservation Orders were attached to the report now submitted.

6.2 **RESOLVED:** That no objections having been received, Tree Preservation Order No.422, made on 23 August 2018, at 1 Tylney Road, Sheffield, S2 2RX, be confirmed unmodified.

**7. TREE PRESERVATION ORDER NO 423: 4 MEADOW BANK ROAD, SHEFFIELD, S11 9AH**

7.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No.423 at 4 Meadow Bank Road, Sheffield, S11 9AH. A copy of the Order and the Tree Evaluation Method for Preservation Orders were attached to the report now submitted.

7.2 **RESOLVED:** That no objections having been received, Tree Preservation Order No.423, made on 19 September 2018, at 4 Meadow Bank Road, Sheffield, S11 9AH, be confirmed unmodified.

**8. CYCLETRACKS ACT 1984 SECTION 3: CONVERSION OF PUBLIC FOOTPATH TO FOOTPATH/CYCLE TRACK LINKING ROTHERHAM ROAD, MIDDLE OX GARDENS AND DEEPWELL MEWS AT HALFWAY, SHEFFIELD**

8.1 The Director of Culture and Environment submitted a report to seek authority to process the Cycle Tracks Order required for converting a public footpath to a shared footpath/cycle track linking Rotherham Road, Middle Ox Gardens and the proposed Taylor Wimpy development at Oxclose Park/Deepwell Drive in the Halfway area of Sheffield.

8.2 Consultations have been carried out with Statutory Undertakers (i.e. utility companies), the emergency services, and other relevant bodies, including footpath societies. Ward Councillors had also been informed. No objections had been received at the time of writing the report.

8.3 **RESOLVED:** That (a) no objections be raised to the proposal to convert the public footpath, as shown as a solid black line on the plan now exhibited, to a shared footpath/cycle track. 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 convert the footpath to a shared footpath/cycle track under the powers contained within Section 3 of the Cycle Tracks Act 1984;
- 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.

**9. HIGHWAYS ACT 1980 SECTION 118: PROPOSED CLOSURE OF FOOTPATH SHE/ 346 AT WADSLEY BRIDGE, SHEFFIELD 6**

9.1 The Director of Culture and Environment submitted a report to seek authority to refer the City of Sheffield (footpath SHE/346) Public Path Closure Order 2018 to the Secretary of State for Environment, Food and Rural Affairs for confirmation in the light of an objection received.

9.2 Following a comment made by a speaker at the meeting with regards to Don Valley Railway having potential plans to use the footpath in connection with a possible reopening of Wadsley Bridge station, Officers confirmed that they were not aware of such plans for the reopening of the Station at Wadsley Bridge.

9.3 **RESOLVED:** That the proposed closure of public footpath SHE/346 at Wadsley Bridge, Sheffield 6, be deferred pending more investigation into the potential use of the footpath in connection with any reopening of the station.

**10. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**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.

**10a. CARBROOK HALL HOTEL, 537 ATTERCLIFFE COMMON, SHEFFIELD, S9 2FJ (CASE NO. 18/03646/ADV)**

10a.1 Following consideration of representations made at the meeting from a member of the public speaking against the application and the applicant's agent speaking in support of the application, an advertisement consent for re-signage to building and curtilage at Carbrook Hall Hotel, 537 Attercliffe Common, Sheffield, S9 2FJ (Case

No. 18/03646/ADV), be granted, conditionally, for the reasons detailed in the report now submitted.

**10b. CARBROOK HALL HOTEL, 537 ATTERCLIFFE COMMON, SHEFFIELD, S9 2FJ (CASE NO: 18/03366/LBC)**

10b.1 Following consideration of representations made at the meeting from a member of the public speaking against the application and from the applicant's agent speaking in support of the application, a listed building consent for change of use from public house (Use Class A4) to a restaurant/café (Use Class A3) including demolition of existing garage and store/toilets and erection of a single-storey extension, external alterations including building signs, provision of an outdoor seating area, drive-thru facility, associated access, car parking and landscaping at Carbrook Hall Hotel, 537 Attercliffe Common, Sheffield, S9 2FJ (Case No. 18/03366/LBC), be granted, conditionally, subject to the inclusion of a directive encouraging the applicant to open up the upstairs of the building, if technically feasible, as part of Sheffield's Heritage Open Day programme, for the reasons detailed in the report now submitted.

**10c. CARBROOK HALL HOTEL, 537 ATTERCLIFFE COMMON, SHEFFIELD, S9 2FJ (CASE NO: 18/03365/FUL)**

10c.1 Following consideration of representations made at the meeting from a member of the public speaking against the application and the applicant's agent speaking in support of the application, a planning application for change of use from public house (Use Class A4) to a restaurant/café (Use Class A3) including demolition of existing garage and store/toilets and erection of a single-storey extension, external alterations including building signs, provision of an outdoor seating area, drive-thru facility, associated access, car parking and landscaping at Carbrook Hall Hotel, 537 Attercliffe Common, Sheffield, S9 2FJ (Case No. 18/03365/FUL), be granted, conditionally, subject to the inclusion of a directive encouraging the applicant to open up the upstairs of the building, if technically feasible, as part of Sheffield's Heritage Open Day programme, for the reasons detailed in the report now submitted.

**10d. 127 BOWDEN WOOD CRESCENT, SHEFFIELD, S9 4ED (CASE NO. 18/03568/FUL)**

10d.1 Following consideration of the report, a planning application for the demolition of existing single-storey side extension and erection of a two-storey side extension to dwellinghouse at 127 Bowden Wood Crescent, Sheffield, S9 4ED (Case No. 18/03568/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**10e. DISUSED PUBLIC CONVENIENCE, COMMON SIDE, SHEFFIELD, S10 1GG (CASE NO. 18/03472/FUL)**

10e.1 Following consideration of a correction to the report, as outlined in a supplementary report circulated at the meeting, a planning application for planning permission for change of use to restaurant/café (Use Class A3) including new

entrance doors and retention of Use Classes A1 and A2 at a Disused Public Convenience, Common Side, Sheffield, S10 1GG (Case No. 18/03472/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**10f. 16 LADYSMITH AVENUE, SHEFFIELD, S7 1SF (CASE NO: 18/01572/FUL)**

10f.1 Following consideration of a additional representation, as outlined in a supplementary report circulated at the meeting, representations made at the meeting from a member of the public speaking against the application and from the applicant and architect speaking in support of the application, an application for planning permission for alterations to roof including raising the ridge height, provision of solar panels to rear and formation of gable ends to form a first-floor and erection of single-storey front and rear extensions, including replacement of existing brickwork and rendering of existing garage (as per Amended Drawing received 23.10.18) at 16 Ladysmith Avenue, Sheffield, S7 1SF (Case No. 18/01572/FUL), be granted, conditionally, for the reasons detailed in the report now submitted.

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

11.1 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.

**12. DATE OF NEXT MEETING**

12.1 It was noted that the next meeting of the Committee will be held at 2.00p.m. on Tuesday 18 December 2018 at the Town Hall.

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