

Planning and Highways Committee

Meeting held 2 April 2019

PRESENT: Councillors Peter Rippon (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Robert Murphy, Zahira Naz, Peter Price, Chris Rosling-Josephs and Andrew Sangar

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

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 Rob Murphy declared a personal interest as a local Ward Councillor in an application for planning permission for Bakers Yard, Sheffield, S3 8BY (Case No. 18/03659/FUL). Councillor Murphy declared that he had not given an opinion or declared his position on the application prior to the meeting and would therefore take part in the discussion and vote thereon.

3.2 Councillor Zahira Naz declared a personal interest as a local Ward Councillor in an application for planning permission for Land adjacent to 101 Ferrars Road, Sheffield, S9 1RZ (Case No. 18/03367/OUT). Councillor Naz declared that she had not given an opinion or declared her position on the application prior to the meeting and would therefore take part in the discussion and vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee, held on 12 March 2019, 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. CYCLE TRACKS ACT 1984: CONVERSIONS OF PART OF A PUBLIC FOOTPATH TO SHARED PUBLIC FOOTPATH/CYCLE TRACK AT HALFWAY, SHEFFIELD

- 6.1 The Director of Culture and Environment submitted a report seeking to refer the city of Sheffield (Rotherham Road to Deepwell Drive) Cycle Track Conversion Order 2018 to the Secretary of State for Environment, Food and Rural Affairs for confirmation in the light of objections received.
- 6.2 An email from an objector had been circulated to Members and whilst it raised no further objections to those outlined in the report, the report stated that a meeting had taken place on site with an objector at 'the objectors request' and it was noted that this should read at 'the officers request'. No further comments or objections had been received.
- 6.3 **RESOLVED:** That the Director of Legal Services refers the City of Sheffield (Rotherham road to Deepwell Drive) Cycle track conversion Order 2018 to the Secretary of State for confirmation.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 7.1 **RESOLVED:** That the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder, 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.

7a. 1 ECCLESALL ROAD SOUTH, SHEFFIELD, S11 9PA (CASE NO: 18/04104/FUL)

- 7a.1 Having noted (i) an additional representation and amended conditions 34 and 49, as detailed in the supplementary report circulated at the meeting and (ii) having heard representations from local residents speaking against the proposed development, a representative of the Banner Cross Neighbourhood Group who supported the proposed development in principle but made representations relating to highway safety, and from the applicant's representative speaking in support of the proposed development and following a site visit and (iii) subject to additional conditions regarding a traffic safety survey and the turning circle and amending a condition to secure suitable screening to the upper storeys of Plot 1 to prevent overlooking of an existing dwelling, the wording of the additional/amended conditions to be formulated by the Planning Officer in conjunction with the Co-Chairs of the Planning Committee, an application for planning permission be granted, conditionally, for alterations to car showroom and workshop (Use Class Sui Generis) to allow use as two commercial units (A1/A3), gym (D2) and offices (B1), erection of 8 dwellings (C3), provision of associated parking for all uses, landscaping and access works (as per amended drawings) at 1 Ecclesall Road

South, Sheffield, S11 9PA (Case No. 18/04104/FUL)

7b. 245 OWLER LANE, SHEFFIELD, S4 8GD (CASE NO: 18/04049/FUL)

7b.1 An application for planning permission be granted, conditionally, for use of ground floor of dwellinghouse (Use Class C3) as a retail unit (Use Class A1) including erection of shop-front (As per amended plans received on 20 March 2019) – amended description at 245 Owler Lane, Sheffield, S4 8GD (Case No. 18/04049/FUL)

7c. BAKERS YARD, SHEFFIELD, S3 8BY (CASE NO: 18/03659/FUL)

7c.1 Having noted (i) an amended condition 12 and an additional condition, as detailed in the supplementary report circulated at the meeting and (ii) having heard representations from local residents and a representative of the Residents Association speaking against the proposed development and from the applicant's representative speaking in support of the proposed development and following a site visit and (iii) subject to an additional condition regarding a construction environment management plan, the wording of the additional condition to be formulated by the Planning Officer in conjunction with the Co-Chairs of the Planning Committee, an application for planning permission be granted, conditionally, for erection of a five-storey block comprising ground floor retail unit (Use Class A1) and 2 apartments above (Use Class C3) at Bakers Yard, Sheffield S3 8BY (Case No. 18/03659/FUL)

7c.2 On being put to the vote, the motion was tied at 5 in favour of approving the application, 5 against and with 3 abstentions. The Chair then used his casting vote in favour and the motion was carried.

7d. LAND ADJACENT 101 FERRARS ROAD, SHEFFIELD, S9 1RZ (CASE NO: 18/03367/OUT)

7d.1 Having noted (i) an amended condition 29 and (ii) proposed amendments to the heads of terms for a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990, both of which were detailed in the supplementary report circulated at the meeting and (iii) having heard from the applicant's representative speaking in support of the proposed development, an application for planning permission be granted, conditionally and subject to the completion of a legal agreement in accordance with the amended heads of terms detailed in the supplementary report, for outline planning permission (all matters reserved except for access) for the erection of circa 91 dwellinghouses at land adjacent to 101 Ferrars Road, Sheffield, S9 1RZ (Case No. 18/03367/OUT)

8 RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

8.1 The Committee received and noted a report of the Chief Planning Officer detailing new planning appeals received and appeals dismissed by the Secretary of State.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 23rd April 2019 at the Town Hall.