

Planning and Highways Committee

Meeting held 8 October 2019

PRESENT: Councillors Peter Rippon (Chair), Tony Damms, Jayne Dunn, Peter Garbutt, Dianne Hurst, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs, Andrew Sangar and Vickie Priestley (Substitute Member)

.....

1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Jack Clarkson, Roger Davison and Alan Law.
- 1.2 Councillor Vickie Priestley acted as substitute for Councillor Roger Davison.

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 Bob McCann declared a personal interest in Agenda Item No. 7a – Damons Restaurant, 2 Sevenairs Road, Sheffield, S20 1NZ (Case No. 19/02680/FUL) and Agenda Item no. 7b – Navarda House, Shelley House and Jeremy House, Rotherham Road, Halfway, Sheffield, S20 8GL (Case No. 19/02364/FUL) as a local ward Member. Councillor McCann declared that he had not given an opinion or declared his position on the applications prior to the meeting, therefore would take part in the discussions and voting thereon.
- 3.2 Councillor Chris Rosling-Josephs declared a personal interest in Agenda Item No. 7a – Damons Restaurant, 2 Sevenairs Road, Sheffield, S20 1NZ (Case No. 19/02680/FUL) as a local ward Member. Councillor Rosling-Josephs declared that he had not given an opinion or declared his position on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 17th September 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 any 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

6a. DAMONS RESTAURANT, 2 SEVENAIRS ROAD, SHEFFIELD, S20 1NZ - CASE NO. 19/02680/FUL

- 6a.1 Details of a late representation were included within the Supplementary Report circulated and summarised at the meeting.

- 6a. **RESOLVED:** That, having heard representations from the agent speaking in support of the application, an application for planning permission be granted, conditionally, for the reasons set out in the report now submitted and subject to the addition of a condition requiring a waste management strategy (the final wording of such condition to be formulated by the Chief Planning Officer in consultation with the Co-Chairs), for the erection of drive-thru restaurant (use Class A3/A5) with outdoor seating, car parking and associated works at Damons Restaurant, 2 Sevenairs Road, Sheffield, S20 1NZ (Case No. 19/02680/FUL).

6b. NAVARDA HOUSE, SHELLEY HOUSE AND JEREMY HOUSE, ROTHERHAM ROAD, HALFWAY, SHEFFIELD, S20 8GL - CASE NO. 19/02364/FUL

- 6b.1 **RESOLVED:** That:-

- (1) Having heard representations from an objector speaking against the application, an application for planning permission be granted, conditionally, for the reasons set out in the report now submitted and subject to the inclusion of a revision to the wording of condition 15 to require the installation of railings (the final wording of condition 15 to be formulated by the Chief Planning Officer in consultation with the Co-Chairs), to relocate the turning head (Application under Section 73 to vary Condition No's 3 (hard and soft landscape scheme), 6 (scheme of sound insulation works and 7 (validation testing), as imposed by Planning Permission No. 15/03924/FUL – Demolition of existing building and erection of three dwelling houses and garages (re-submission of 15/02390/FUL)) at Navarda House, Shelley House and Jeremy House, Rotherham Road, Halfway, Sheffield, S20 8GL (Case No. 19/02364/FUL);
- (2) Officers to report back to Committee on the progress of the work;
- (3) No objection be raised to the proposed Stopping Up of the area of highway shown single-hatched on the plan 19/02364/FUL-Stop-Up, subject to satisfactory arrangements being made with Statutory Undertakers with

regards to such of their mains and services that may be affected; and

- (4) Legal Services be authorised to take all necessary action on the matter under the relevant powers contained within either Section 116 of the Highways Act 1980 or Section 247 of the Town and Country Planning Act 1990.

6c. SITE OF OLD CORONERS COURT BUSINESS CENTRE, 14 - 38 NURSERY STREET, SHEFFIELD S3 8GG - CASE NO. 19/02258/FUL

6c.1 Details of a late representation, revised conditions and additional conditions were included within the Supplementary Report circulated and summarised at the meeting.

6c.2 **RESOLVED:** That, having heard representations from an objector speaking against the application and from the agent for the applicant speaking in support of the application, an application for planning permission for the erection of a 5/6/7 storey mixed use building comprising commercial units A1/A2/A3/B1 use at ground floor and 77 residential apartments with associated amenity space including cycle/bin store (Amended Description and Plans) at the site of the Old Coroners Court Business Centre, 14 – 38 Nursery Street, Sheffield, S3 8GG (Case No. 19/02258/FUL) be refused as the Committee considered that the design and materials to be used in the construction of the building, in a prominent location occupying a corner site, were and did not reflect the history or character of the area, the final wording of the reasoning to be formulated by the Chief Planning Officer in consultation with the Co-Chairs.

6d. 7 CHANTREY ROAD, SHEFFIELD S8 8QU – CASE NO. 19/02127/FUL

6d.1 Details of revised conditions and report clarifications were included within the Supplementary Report circulated and summarised at the meeting.

6d.2 On being put to the vote, voting stood at 5 in favour, 5 against and 1 abstention. The Chair used his casting vote and it was:

6d.2 **RESOLVED:** That, having heard representations from Councillor Ian Auckland and 2 members of the public speaking against the application and from the applicant speaking in support of the application, an application for planning permission be granted, conditionally, for the reasons set out in the report now submitted and including the revised conditions as set out in the Supplementary Report now submitted, for the demolition of garage and erection of a dwellinghouse at 7 Chantrey Road, Sheffield, S8 8QU (Case No. 19/02127/FUL).

6e. LAND AT DONCASTER STREET, HOYLE STREET, SHALESMOOR AND MATTHEW STREET, SHEFFIELD S3 7BE - CASE NO. 19/00483/FUL

6e.1 Details of a late representation, revised conditions and additional conditions were included within the Supplementary Report circulated and summarised at the meeting.

6e.2 **RESOLVED:** That:-

(1) Having heard representations from the agent for the applicant speaking in support of the application, an application for planning permission be granted, conditionally, subject to the completion of a legal agreement to secure a contribution of £55,371.96 towards the St. Vincent's and Kelham Island's Traffic Management Works, for the reasons set out in the report now submitted and including the revised conditions and additional conditions as set out in the Supplementary Report, for the demolition of buildings and erection of 1x 24 storey block, 1x 7 – 10 storey block, 1x 5 – 8 storey block comprising 500 apartments and 2 commercial flexible use units (A1, A2, A3, A4, B1a, D2), ancillary facilities and amenity space, car parking, landscaping, public realm and infrastructure works at land at Doncaster Street, Hoyle Street, Shalesmoor and Matthew Street, Sheffield, S3 7BE (Case No. 19/00483/FUL);

(2) No objection be raised to the proposed Stopping Up of the areas of highway shown on drawing no. 2679-PL-0511, subject to satisfactory arrangements being made with Statutory Undertakers with regards to such of their mains and services that may be affected; and

(3) Legal Services be authorised to take all necessary action on the matter under the relevant powers contained within Section 247 of the Town and Country Planning Act 1990.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

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

7.2 The Committee's attention was drawn to the conclusion of the Appointed Person from the Valuation Office, in favour of the Council, regarding calculation of the Community Infrastructure Levy in respect of planning application 18/01792/FUL at the Former Green Lane Works, Green Lane, Shalesmoor, S3 8SE. This resulted in the sum of £103,618.11 being payable rather than the sum of £2,961 which the appellant submitted was the amount payable.

7.3 **RESOLVED:** That, the Committee note the information reported.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 29th October 2019 at the Town Hall, Sheffield.

This page is intentionally left blank