

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 17 December 2019

PRESENT: Councillors Peter Rippon (Chair), Jack Clarkson, Tony Damms, Roger Davison, Peter Garbutt, Dianne Hurst, Alan Law, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs, Andrew Sangar and Mike Chaplin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence was received from the Co-Chair - Councillor Jayne Dunn.
- 1.2 Councillor Mike Chaplin acted as substitute for Councillor Dunn.

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 Jack Clarkson declared a personal interest in Agenda Item No. 7a – Oughtibridge Mill Sheffield Site, 22 – 24 Main Road, Wharnccliffe Side, Sheffield, S35 0DN (Case No. 19/03221/REM) as a local ward Member. Councillor Clarkson 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 voting thereon.
- 3.2 Councillor Andrew Sangar declared a personal interest in Agenda Item No. 7e – The Court House, Castle Street, Sheffield, S3 8LT (Case No's 19/03052/FUL and 19/03053/LBC), as he had given evidence in a personal case at the Court House. Councillor Sangar 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 voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 29th October 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. CASE NO. 19/03321/REM - OUGHTIBRIDGE MILL SHEFFIELD SITE, 22 - 24 MAIN ROAD, WHARNCLIFFE SIDE, SHEFFIELD, S35 0DN

6a.1 Details of an amended condition, a deleted condition and additional directives were included within the Supplementary Report circulated and summarised at the meeting.

6a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

6a.3 Mr. Steve McBurney (Agent for the Applicant) attended the meeting and spoke in support of the application.

6a.4 The Committee considered the application and proposed conditions, having regard to the policies in the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report and also had regard to relevant representations made.

6a.5 **RESOLVED:** That an application for reserved matters approval be GRANTED, conditionally, for the reasons set out in the report now submitted and including the additional condition, as set out in the Supplementary Report, now submitted and the formulation of a legal agreement, for the erection of 284 dwellings (Use Class C3) with means of site access and associated landscaping and infrastructure works (application to approve layout, scale, appearance and landscaping, as reserved under planning permission no. 18/04258/OUT) at Oughtibridge Mill Sheffield Site, 22 – 24 Main Road, Wharncliffe Side, Sheffield, S35 0DN (Case No. 19/03221/REM).

6b. CASE NO. 19/02983/FUL - THE PHOENIX, GREENGATE LANE, HIGH GREEN, SHEFFIELD, S35 3GS

6b.1 A clarification to the proposed opening hours was included within the Supplementary Report circulated and summarised at the meeting.

6b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

6b.3 Mr. Jake Russell (Agent for the Applicant) attended the meeting and spoke in support of the application.

6b.4 The Committee considered the application and proposed conditions, having regard to the development plan, the National Planning Policy Framework and

other relevant considerations as summarised in the report and the supplementary report and also had regard to relevant representations made.

6b.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for internal and external alterations to public house (Use Class A4) to form convenience store (Use Class A1) including demolition of existing single-storey side extension, smoking shelter and entrance porch and erection of new single-storey side extension, widening of existing access, reconfiguration of car park, part replacement of boundary fence and associated works at The Phoenix, Greengate Lane, High Green, Sheffield, S35 3GS (Case No. 19/02983/FUL).

6c. CASE NO. 19/03333/OUT - GARAGE BLOCK REAR OF 14 TO 22 MARLCLIFFE ROAD, SHEFFIELD, S6 4AG

6c.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

6c.2 The Committee considered the report and proposed conditions, having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report.

6c.3 **RESOLVED:** That an application for outline planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the demolition of garages and erection of 2 dwellinghouses (approval sought for access only, all other matters reserved) at Garage Block to the rear of 14 – 22 Marlcliffe Road, Sheffield, S6 4AG (Case No. 19/03333/OUT).

6d. CASE NO. 18/03937/OUT - STARKHOLME BUILDINGS, 3 LEYBURN ROAD, SHEFFIELD, S8 0XA

6d.1 The application was withdrawn by the applicant prior to the meeting.

6e. CASE NO'S 19/03052/FUL AND 19/03053/LBC - THE COURT HOUSE, CASTLE STREET, SHEFFIELD, S3 8LT

6e.1 Details of a response by Historic England to the second round of consultation, along with the Officer's response, were included within the Supplementary Report circulated and summarised at the meeting.

6e.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report. A video of the interior of the building was shown, as the condition of the premises was too dangerous to allow a site visit to take place.

6e.3 Mrs. Valerie Bayliss (Chair of Friends of the Old Town Hall and Castlegate Preservation Trust) attended the meeting and spoke against the application.

6e.4 Mr. Charles Dunn (Agent for the Applicant) attended the meeting and spoke in support of the application.

6e.5 The Committee considered the application and proposed conditions, having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report and also had regard to relevant representations made and video shown at the meeting.

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

(1) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the restoration, refurbishment, internal alterations and change of use of building to form 12 serviced apartments (Sui Generis), 12 'Pod' hotel rooms (Use Class C1), communal roof terraces, use of basement/lower ground floor levels as a 'Souk' comprising of A1/A3/A4/D2 uses and associated ancillary reception, offices, storerooms, laundry and cycle/refuse stores at The Court House, Castle Street, Sheffield, S3 8LT (Case No. 19/03052/FUL); and

(2) an application for listed building consent be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the restoration, refurbishment, internal alterations and change of use of building to form 12 serviced apartments (Sui Generis), 12 'Pod' hotel rooms (Use Class C1), communal roof terraces, use of basement/lower ground floor levels as a 'Souk' comprising of A1/A3/A4/D2 uses and associated ancillary reception, offices, storerooms, laundry and cycle/refuse stores at The Court House, Castle Street, Sheffield, S3 8LT (Case No. 19/03053/LBC).

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 Officers drew Members' attention to an appeal dismissed against a delegated decision to refuse planning permission for the demolition of existing dwellinghouse and erection of a new dwellinghouse at Heather Bank, Holdworth Lane, Sheffield, S6 6SN (Case No. 18/00107/FUL). Officers had successfully challenged the decision of the Planning Inspectorate on four grounds – one being that the Inspector had failed to properly consider the impact of the development on the openness of the greenbelt and the decision was quashed in May 2019.

7.3 Officers also drew attention to two appeals allowed. The Planning Inspector had varied a condition on one appeal, rather than allowing the removal of the condition and had allowed the other appeal which would allow use of an outdoor area until 3am every day, even though it was in close proximity to residential apartments.

7.4 **RESOLVED:** That the Committee notes 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 14th January 2020 at the Town Hall, Sheffield.

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