

Planning and Highways Committee

Meeting held 18 February 2020

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

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**1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Jayne Dunn, Zahira Naz and Andrew Sangar.
- 1.2 Councillor Mike Chaplin acted as substitute for Councillor Dunn and Councillor Joe Otten acted as substitute for Councillor Sangar.

**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 Tony Damms declared a personal interest in Agenda Item No. 7b, Application No. 19/02150/FUL – Land to the rear of 15 and 17 Birch House Avenue, Sheffield, S35 0FH, as a family member lived on Birch House Avenue. Councillor Damms declared that he would not take part in the discussion or voting thereon.
- 3.2 Councillor Peter Garbutt declared a personal interest in Agenda Item No. 7c, Application No. 19/02022/FUL – Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ, as a local ward Member. Councillor Garbutt 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.
- 3.3 Councillor Dianne Hurst declared a personal interest in Agenda Item No. 7e, Application No. 19/00674/FUL – Land between 264 and 270 and to rear of 270 Handsworth Road, Sheffield, S13 9BX, as a local ward Member. Councillor Hurst declared that she had not given an opinion or declared her position on the application prior to the meeting, therefore would take part in the discussion and voting thereon.
- 3.4 Councillor Bob McCann declared a personal interest in Agenda Item No. 7e, Application No. 19/00674/FUL – Land between 264 and 270 and to rear of 270 Handsworth Road, Sheffield, S13 9BX, as a previous customer of the business.

Councillor McCann 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.

- 3.5 Councillor Peter Rippon (Chair) declared a personal interest in Agenda Item No. 7e, Application No. 19/00674/FUL – Land between 264 and 270 and to rear of 270 Handsworth Road, Sheffield, S13 9BX, as a local ward Member. Councillor Rippon 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 THE PREVIOUS MEETING**

- 4.1 The minutes of the meeting of the Committee held on 28<sup>th</sup> January 2020 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. APPLICATION NO. 19/04119/FUL - LAND TO THE REAR OF 12 WORRALL DRIVE, SHEFFIELD, S35 0AT**

- 6a.1 The Officer presented the report which gave details of the application and highlighted the history of the site and key issues set out in the report.
- 6a.2 Mr. Michael Hague and Ms Holly Abbott-Craig attended the meeting and spoke against the application.
- 6a.3 Mr. Alan Burnell (Architect) and Mr. John Beadman (Applicant) attended the meeting and spoke in support of the application.
- 6a.4 The Committee considered the report and the proposed conditions, having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and also having regard to representations made and documents circulated during the meeting.
- 6a.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the erection of a dwellinghouse (resubmission of 19/00167/FUL) at land to the rear of 12 Worrall Drive, Sheffield, S35 0AT (Application No. 19/04119/FUL).

**6b. APPLICATION NO. 19/02150/FUL - LAND TO THE REAR OF 15 AND 17 BIRCH HOUSE AVENUE, SHEFFIELD, S35 0FH**

6b.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.

6b.2 No public representations were made regarding the applications.

6b.3 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.

6b.4 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the erection of a two storey dwellinghouse with integral garage on land to the rear of 15 and 17 Birch House Avenue, Sheffield, S35 0FH (Application No. 19/02150/FUL).

**6c. APPLICATION NO. 19/02022/FUL - KENWOOD HALL HOTEL, KENWOOD ROAD, SHEFFIELD, S7 1NQ**

6c.1 A report clarification, an additional representation along with the Officer response, an amended condition and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.

6c.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.

6c.3 Mr. Robert King attended the meeting and spoke against the application.

6c.4 The Committee considered the report and proposed conditions, having regard to the development plan, the National Planning Policy Framework and other relevant considerations, including the amended condition and additional condition, as summarised in the report and supplementary report and also having regard to representations made during the meeting.

6c.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, and including the amended and additional conditions, for the reasons set out in the report and supplementary report now submitted, for the demolition of Banqueting Suite and outbuildings, and erection of a new block of 9 residential apartments (Block A) with associated parking, landscaping works and ancillary works (Amended Plans and Description) (Omission of Blocks B and C from proposed development) at Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ (Application No. 19/02022/FUL).

**6d. APPLICATION NO. 19/01832/FUL - LOXLEY WORKS, LOW MATLOCK LANE, SHEFFIELD, S6 6RP**

- 6d.1 Additional representations and an amended condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6d.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.
- 6d.3 Mr. Chris Rooney attended the meeting and spoke against the application.
- 6d.4 The Committee considered the report and proposed conditions as set out in the report, including the amended condition, having regard to the development plan, the National Planning Policy Framework and other relevant considerations, as summarised in the report and supplementary report, and also having regard to representations made during the meeting.
- 6d.5 **RESOLVED:** That (1) an amendment to the proposed condition be added, that the Local Planning Authority be notified 14 days prior to installation of the new foul water drainage system so that the installation could be witnessed by Council Officers.

(2) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report now submitted, to allow alterations to conditions relating to surface water, foul waste, landscaping, green roof and owl/bat boxes (Application under Section 73 to vary/remove Condition no(s) 15 (Landscape Scheme), 25 (Surface water drainage), 27 (Green Roof), 28 (Owl and bat boxes) relating to application no. 14/02812/FUL (Application under Section 73 to vary condition 2 (drawings) imposed by planning permission 12/00585/FUL to include provision of 11 allotments and alterations to roofs, reduction in height of garden wall and rebuilding brick gable wall) at Loxley Works, Low Matlock Lane, Sheffield, S6 6RP (Application No. 19/01832/FUL); and

(3) a report be submitted to the Planning and Highways Committee in six months time to ensure that the work had been carried out to the satisfaction of the Council.

**6e. APPLICATION NO. 19/00674/FUL - LAND BETWEEN 264 AND 270 AND TO REAR OF 270 HANDSWORTH ROAD, SHEFFIELD, S13 9BX**

- 6e.1 Additional representations and the Officer 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.
- 6e.3 Mr. Fred Gould (on behalf of the applicant) attended the meeting and spoke in support of the application.
- 6e.4 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 and the supplementary report, and

also having regard to representations made at the meeting.

6e.5 **RESOLVED:** That (1) an additional condition be included requiring any hardstanding should be of a porous material; the final wording of the condition to be approved by the Chief Planning Officer; and

(2) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the use of land as car sales forecourt and vehicle storage area (sui generis), including provision of portable building and container at land between 264 and 270 and to rear of 270 Handsworth Road, Sheffield, S13 9BX (Application No. 19/00674/FUL).

**6f. APPLICATION NO. 18/04525/LBC - LOCH FYNE, 375 - 385 GLOSSOP ROAD, SHEFFIELD, S10 2HQ**

6f.1 This application was considered in conjunction with the report at Agenda Item No. 7g – Application No. 18/04524/FUL – Loch Fyne, 375 – 385 Glossop Road, Sheffield, S10 2HQ.

6f.2 Two additional conditions and a revised condition were included within the Supplementary Report summarised and circulated at the meeting.

6f.3 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.

6f.4 Mr. Adam Murray (on behalf of the applicant) attended the meeting and spoke in support of the application.

6f.5 The Committee considered the report and proposed conditions, including the additional conditions and revised condition, having regard to the development plan, the National Planning Policy Framework and other relevant considerations, as summarised in the report and supplementary report and also having regard to representations at the meeting.

6f.6 **RESOLVED:** That an application for Listed Building Consent be GRANTED, conditionally, and including the additional conditions and revised condition, for the reasons set out in the report now submitted, for alterations and extension to building to create 27 residential units (key worker accommodation) with associated access, car parking and landscaping including demolition of internal walls/external stairwells and link at Loch Fyne, 375 – 385 Glossop Road, Sheffield, S10 2HQ (Application No. 18/04525/LBC).

**6g. APPLICATION NO. 18/04524/FUL - LOCH FYNE, 375 - 385 GLOSSOP ROAD, SHEFFIELD, S10 2HQ**

6g.1 This application was considered in conjunction with the report at Agenda Item No. 7f – Application No. 18/04525/LBC – Loch Fyne, 375 – 385 Glossop Road, Sheffield, S10 2HQ.

- 6g.2 An amended condition and a revised condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6g.3 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.
- 6g.4 Mr. Adam Murray (on behalf of the applicant) attended the meeting and spoke in support of the application.
- 6g.5 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 and also having regard to representations made at the meeting.
- 6g.6 **RESOLVED:** That an application for planning permission for internal/external alterations and extension to building to create 27 residential units (key worker accommodation) with associated access, car parking and landscaping including demolition of internal walls/external stairwells and link at Lock Fyne, 375 – 385 Glossop Road, Sheffield, S10 2HQ (Application No. 18/04524/FUL), be REFUSED for the following reason:

The Local Planning Authority considers that owing to the lack of an appropriate affordable housing provision, which is considered to be both practicable and financially viable in this instance, the proposal fails to accord with Policy CS40 of the Sheffield Development Framework Core Strategy, Policies GAH1 and GAH2 of the Community Infrastructure Levy and Planning Obligations Supplementary Planning Document and paragraph 64 of the National Planning Policy Framework. The adverse impacts of this shortfall are considered to significantly and demonstrably outweigh the benefits of the scheme when assessed against the National Planning Policy Framework as a whole.

## **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 a planning appeal 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 10<sup>th</sup> March 2020 at the Town Hall, Sheffield.