

Planning and Highways Committee

Meeting held 2 February 2021

**PRESENT:** Councillors Jayne Dunn (Chair), Jack Clarkson, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs, Andrew Sangar and Ruth Mersereau (Substitute Member)

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**1. APOLOGIES FOR ABSENCE**

- 1.1 An apology for absence was received from Councillor Peter Garbutt. Councillor Ruth Mersereau acted as substitute.
- 1.2 The Chair informed the Committee that following the sad death of Councillor Peter Rippon, it was necessary to elect a Co-Chair for the remainder of the municipal year and moved Councillor Alan Law. The motion was seconded and it was:
- 1.3 **RESOLVED:-** That Councillor Alan Law be elected Co-Chair of the Planning and Highways Committee for the remainder of the municipal year.

**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 The Chair confirmed receipt of an additional representation from an objector to Agenda Item No. 6e, Application No. 20/03110/FUL – 8 Springfield Glen, Sheffield, S7. Members confirmed that they had all received the representation.
- 3.2 Councillor Ruth Mersereau declared a personal interest in Agenda Item 6a, Application No. 20/01667/FUL – Waggon and Horses, 57 Abbeydale Road South and Park Land Adjacent, Sheffield, S7 2QQA, as she had objected to the application. Councillor Mersereau left the meeting and took no part in the discussion or voting thereon.
- 3.3 Councillor Roger Davison declared a personal interest in Agenda Item 6a, Application No. 20/01667/FUL – Waggon and Horses, 57 Abbeydale Road South and Park Land Adjacent, Sheffield, S7 2QQA, as a local ward member. Councillor Davison declared that he had not given an opinion or made up his mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.
- 3.4 Councillor Andrew Sangar declared a personal interest in Agenda Item 6b,

Application No. 20/03197/FUL – St Lukes Church, Blackbrook Road, Sheffield, S10 4LQ, as a local ward member. Councillor Sangar declared that he had not given an opinion or made up his mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

- 3.5 Councillors Jack Clarkson and Alan Law declared personal interests in Agenda Item No. 7, Proposed Changes to the Public Path Network at Hunshelf Bank, Stocksbridge, Sheffield, S36, as Local ward Members and Stocksbridge Town Council Members. Councillors Clarkson and Law declared that they had not given an opinion or made up their mind on the changes prior to the meeting, therefore would take part in the discussion and voting thereon.

#### **4. MINUTES OF PREVIOUS MEETING**

- 4.1 With the addition of the tribute made to Councillor Peter Rippon, the minutes of the meeting of the Committee held on 12<sup>th</sup> January 2021 were approved as a correct record.

#### **5. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

##### **5a. APPLICATION NO. 20/01667/FUL - WAGGON AND HORSES, 57 ABBEYDALE ROAD SOUTH / AND PARK LAND ADJACENT, SHEFFIELD, S7 2QQ**

- 5a.1 Further representations, along with the officer response, information regarding a consultation exercise by the potential future landlord of the scheme and information on the Public Sector Equality Duty were included within the Supplementary Report circulated and summarised at the meeting.
- 5a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 5a.3 Mike Hodson attended the meeting and spoke against the application.
- 5a.4 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made during the meeting.
- 5a.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for use of adjacent park land as external trading area for Public House including provision of seating area, siting of container unit for use as servery and provision of additional access to site from Millhouses Park and associated works at Waggon and Horses, 57 Abbeydale Road South / and Park Land Adjacent, Sheffield, S7 2QQ (Application No. 20/01667/FUL).

**5b. APPLICATION NO. 20/03197/FUL - ST LUKES CHURCH, BLACKBROOK ROAD, SHEFFIELD, S10 4LQ**

- 5b.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 5b.2 Simon Goldsmith and David Shapiro attended the meeting and spoke against the application.
- 5b.3 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted and also having regard to representations made during the meeting.
- 5b.4 **RESOLVED:** That (1) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for alterations and extensions to church including extension to create chapel and new main entrance to the south elevation, first-floor extension to create meeting room, cafe extension with green roof, landscaping and associated works at St Lukes Church, Blackbrook Road, Sheffield, S10 4LQ (Application No. 20/03197/FUL),
- (2) a directive be made to encourage the Church to work with the community and the local planning authority to develop a travel plan that promotes sustainable travel and addresses existing congestion and parking issues, final wording to be agreed by officers and Co-Chairs.

**5c. APPLICATION NO. 20/02057/FUL - LAND BETWEEN 94 AND 98 WHEEL LANE, GRENSIDE, SHEFFIELD, S35 8RN**

- 5c.1 A report correction regarding ridge heights was included within the Supplementary Report circulated and summarised at the meeting.
- 5c.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 5c.3 Cheryl Hall, Mark Ellis, Anne Markland, Mark Barlow, Paul Salt, Jane Nashvili, Councillor Alan Hooper (Ecclesfield Parish Council) and Councillor Mike Levery attended the meeting and spoke against the application.
- 5c.4 The Committee considered the report having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made during the meeting.

5c.5 **RESOLVED:** That an application for the erection of two dwellings with associated access, parking and landscaping (Amended plans published 03.12.2020) at Land Between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN (Application No. 20/02057/FUL) be REFUSED on the grounds that the application would result in overdevelopment of the site which would impact on the amenity of future residents. The proposal would also be overbearing with the height and general massing being incongruous within the streetscene. The final wording to be agreed by officers and Co-Chairs.

**5d. APPLICATION NO. 20/03328/FUL - LAND OFF BLACK LANE AND TO THE REAR OF 547-573 LOXLEY ROAD, SHEFFIELD, S6 6RR**

5d.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

5d.2 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted.

5d.3 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the erection of agricultural/horticultural storage and workshop building and polytunnel at Land off Black Lane and to the rear of 547-573 Loxley Road, Sheffield, S6 6RR (Application No. 20/03328/FUL).

**5e. APPLICATION NO. 20/03110/FUL - 8 SPRINGFIELD GLEN, SHEFFIELD, S7 2HL**

5e.1 Additional information received from the applicant and an additional representation, along with the officer response, were included within the Supplementary Report circulated and summarised at the meeting.

5e.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

5e.3 Mark Atkin, Andrew Atkin, Philip Arnold and Councillor Barbara Masters attended the meeting and spoke against the application.

5e.4 Jonathan Clarke attended the meeting and spoke in support of the application.

5e.5 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other

relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made during the meeting.

5e.6 It was moved and seconded that the application be deferred pending a site visit. On being put to the vote, the motion was lost and it was:

5e.7 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the demolition of side porch and detached garage, erection of single-storey side/rear extensions and provision of render and timber cladding to dwellinghouse at 8 Springfield Glen, Sheffield, S7 2HL (Application No. 20/03110/FUL).

## **6. PROPOSED CHANGES TO THE PUBLIC PATH NETWORK AT HUNSHELF BANK, STOCKSBRIDGE, SHEFFIELD, S36**

6.1 Mark Reeder attended the meeting and presented the report.

6.2 Mark informed Committee that the changes had been previously approved by Committee at the meeting held on the 25<sup>th</sup> August 2020.

6.3 Five public objections had been received. Four had been resolved and withdrawn by the objectors. One objection remained and agreement was being sought to forward the order to the Secretary of State for confirmation.

6.4 **RESOLVED:** That the Director of Legal Services refer the City of Sheffield Public Path Diversion Order (parts of public footpaths STO2A and STO3 at Stocksbridge Steels, Stocksbridge, Sheffield S36) 2020, to the Secretary of State for confirmation.

## **7. PROPOSED CLOSURE OF FOOTPATHS OFF HARBOROUGH ROAD, MANOR PARK, SHEFFIELD, S2**

7.1 Mark Reeder attended the meeting and presented the report.

7.2 Mark informed the Committee that it was necessary to close a short length of footpath and a short, unmade path on the site due to the development of the whole site.

7.3 **RESOLVED:** That (1) no objections be made to the proposed closure of footpaths between Harborough Road, Harborough Rise and Beaumont Road North, shown as solid black lines on the plan included as Appendix A of the report, subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected.

(2) Authority be given to the Director of Legal and Governance to:

- A. take all necessary action to close the footpaths by order under the powers contained within Section 257 of the Town and Country Planning Act 1990.
- B. confirm the order as an unopposed order, in the event of no objections being received.

**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 planning appeals allowed or dismissed by the Secretary of State.

**9. DATE OF NEXT MEETING**

- 9.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 23<sup>rd</sup> February 2021 at 2pm.