

Planning and Highways Committee

Meeting held 11 October 2022

**PRESENT:** Councillors Dianne Hurst (Joint Chair), Alan Woodcock (Joint Chair), Nighat Basharat, Mike Chaplin, Tony Damms, Roger Davison, Brian Holmshaw, Barbara Masters, Peter Price, Cliff Woodcraft and Anne Murphy (Substitute Member)

**1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Bob McCann and Garry Weatherall.
- 1.2 Councillor Anne Murphy acted as substitute for Councillor Weatherall.

**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 Alan Woodcock declared a personal interest in Agenda Item 8, Tree Preservation Order 455, St Marys Roman Catholic Church Hall, Pack Horse Lane, Sheffield S35 3HY, as a local ward member. Councillor Woodcock 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.
- 3.2 Councillor Peter Price declared a personal interest in Agenda Item 19a, Application No. 22/02651/CHU – 9 Paper Mill Road, Sheffield, S5 0EA, as a local ward member. Councillor Price 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.

**4. MINUTES OF PREVIOUS MEETING**

- 4.1 **RESOLVED UNANIMOUSLY:-** that the minutes of the meeting of the Committee held on 13<sup>th</sup> September 2022 were approved as a correct record.

**5. SITE VISIT**

- 5.1 **RESOLVED UNANIMOUSLY:-** 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. TREE PRESERVATION ORDER NO. 454, LAND NORTH OF JUNCTION ROAD, WOODHOUSE**

- 6.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 6.2 Concerns had been raised that 200 trees had been marked for removal and that the woodland may be in the process of being prepared for development.
- 6.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified that the woodland should be protected.
- 6.4 One objection had been received which was outlined in the report, along with the officer response.
- 6.5 **RESOLVED UNANIMOUSLY:-** That Tree Preservation Order No. 454 be confirmed unmodified.

**7. TREE PRESERVATION ORDER NO. 455, ST MARYS ROMAN CATHOLIC CHURCH HALL, PACK HORSE LANE, SHEFFIELD S35 3HY**

- 7.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 7.2 The site was subject to outline planning permission, however the plans indicated the removal of the trees. A landscape officer within the Council had requested the inspection of the trees.
- 7.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the trees as suitable for protection.
- 7.4 No objections had been received.
- 7.5 **RESOLVED UNANIMOUSLY:-** That Tree Preservation Order No. 455 be confirmed unmodified.

**8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**8a. APPLICATION NO. 22/02651/CHU - 9 PAPER MILL ROAD, SHEFFIELD, S5 0EA**

- 8a.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.
- 8a.2 Helena Wodzak Anan attended the meeting and spoke in support of the application.
- 8a.3 The Committee considered the report and recommendation 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 had regard to representations made during the meeting.
- 8a.4 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for alterations to dwellinghouse to form 2 self-contained studio/ bedsits at 9 Paper Mill Road, Sheffield, S5 0EA (Application No. 22/02651/CHU)

**8b. APPLICATION NO. 22/01032/FUL - ABBEY GLEN, 10 CARLEY DRIVE, SHEFFIELD, S20 8NQ**

- 8b.1 A report correction and an amended condition were included within the supplementary report circulated and summarised at the meeting.
- 8b.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.
- 8b.3 Sean Corey, Dawn Groundwell, Mike Peat, Sean Frost and Councillor Tony Downing attended the meeting and spoke against the application.
- 8b.4 Ben West and David Knights attended the meeting and spoke in support of the application.
- 8b.5 The Committee considered the report and recommendation 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 had regard to representations made during the meeting.
- 8b.6 A discussion took place as to whether deliveries included unloading of lorries. It was moved and seconded that the amended condition 3 be further amended to:
- Deliveries (which, by definition, includes unloading) shall only take place during

the following times:

Between 0800 hours and 1800 hours, Mondays to Fridays;

Between 0800 hours and 1300 hours on Saturdays;

Between 1000 hours and 1600 hours on Public Holidays (excluding Christmas Day, Boxing Day and New Year's Day)

There will be no deliveries on Sundays

Reason: In the interests of the amenities of occupiers of adjoining property.

On being put to the vote, the amendment was passed.

8b.7 Various members voiced their concerns about the impact on the residents and it being in their view an unacceptable impact on their amenity. The vote in favour of the officer's recommendation to grant the application was lost and members further articulated their potential reasons for refusing the application and after taking advice from the planning officer in that regard.

8b.7 **RESOLVED:** That an application for planning permission for amendments to delivery hours to between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, no deliveries on Sundays and between 1000 hours and 1600 hours on Public Holidays (with no deliveries on Christmas Day, Boxing Day and New Years Day) (Application under Section 73 to vary condition no. 3 (delivery hours) as imposed by planning permission 02/03682/FUL, Erection of unit for Class B1 (Business) use with ancillary offices and provision of car parking accommodation (Amended as per plans received on 12 February 2003)) AMENDED DESCRIPTION at Abbey Glen, 10 Carley Drive, Sheffield, S20 8NQ (Application No. 22/01032/FUL) be REFUSED, as the Committee considered that the proposal would result in unacceptable cumulative noise and disturbance to neighbouring properties, resulting in a harmful impact to living conditions. The proposal is contrary to Unitary Development Plan Policies IB9 and GE24 and Paragraphs 130 and 185 of the National Planning Policy Framework.

**8c. APPLICATION NO. 22/01035/FUL - ABBEY GLEN,10 CARLEY DRIVE, SHEFFIELD, S20 8NQ**

8c.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.

8c.2 Sean Corey, Mike Peat and Pauline Thorpe attended the meeting and spoke against the application.

8c.3 David Horsfield attended the meeting and spoke in support of the application.

8c.4 The Committee considered the report and recommendation 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 had regard to representations made during the meeting.

8c.5 **RESOLVED UNANIMOUSLY:-** That the application for amendment to allow outside storage (hours of use between 7am and 9pm) (Application under Section 73 to vary condition no. 13 (outside storage) as imposed by planning permission 02/03682/FUL- Erection of unit for Class B1 (Business) use with ancillary offices and provision of car parking accommodation (Amended as per plans received on 12 February 2003)) at Abbey Glen, 10 Carley Drive, Sheffield, S20 8NQ (Application No. 22/01035/FUL) be REFUSED for the reasons outlined in the report.

8d. **APPLICATION NO. 21/04764/OUT - WIGGAN FARM, 30 TOWNGATE ROAD, SHEFFIELD, S35 0AR**

8d.1 This application was withdrawn at the request of the applicants.

## 9. **RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

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

9.2 Members attention was drawn to an enforcement appeal that had been allowed at 15 Rosedale Gardens, Sheffield, S11 8QB. The Inspector had given weight to the fall-back position under Permitted Development rights and the orientation of the property.

## 10. **DATE OF NEXT MEETING**

10.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 8<sup>th</sup> November 2022 at 2pm in the Town Hall.

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