

Planning and Highways Committee

Meeting held 9 January 2024

**PRESENT:** Councillors Glynis Chapman (Joint Chair), Alan Woodcock, Mike Chaplin, Roger Davison, Tony Downing, Barbara Masters, Laura Moynahan, Peter Price, Ibby Ullah, Garry Weatherall, Henry Nottage (Substitute Member) and Richard Williams (Substitute Member)

**1. APOLOGIES FOR ABSENCE**

- 1.1 An apology for absence was received from Councillor Bernard Little. Councillor Henry Nottage acted as substitute.
- 1.2 An apology for absence was received from Councillor Cliff Woodcraft. Councillor Richard Williams acted as substitute.

**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 Laura Moynahan declared a personal interest in Agenda Item No. 7c, Application No. 23/00777/FUL - Within the curtilage of KFC, 236 Queens Road, Highfield, Sheffield, S2 4DL as the objector at the meeting was known to her. Councillor Moynahan declared that she had not given an opinion or made up her mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.
- 3.2 Councillor Richard Williams declared a personal interest in Agenda Item No. 7b, Application No. 23/02023/FUL - Nook Lane Junior School, Nook Lane, Sheffield, S6 6BN as the Ward Member. Councillor Williams declared that he had met with constituents prior to the meeting, therefore would take no part in the discussion and voting thereon and would leave the meeting.

**4. MINUTES OF PREVIOUS MEETING**

- 4.1 **RESOLVED:-** that the minutes of the meeting of the Committee held on 7<sup>th</sup> November 2023 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. 23/02023/FUL - NOOK LANE JUNIOR SCHOOL, NOOK LANE, SHEFFIELD, S6 6BN**

- 6a.1 Councillor Richard Williams left the meeting for the duration of the item.
- 6a.2 An additional representation, along with the officer response was included within the Supplementary Report which was circulated at the meeting.
- 6a.3 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.
- 6a.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.
- 6a.5 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the erection of a 2.4m high perimeter fence at Nook Lane Junior School, Nook Lane, Sheffield, S6 6BN (Application no. 23/02023/FUL).

**6b. PLANNING APPLICATION NO. 23/02734/FUL - LAND AT THE JUNCTION OF SCARSDALE ROAD AND DERBYSHIRE LANE, AND LAND OPPOSITE 105 - THE CROSS SCYTHES, 145 DERBYSHIRE LANE, SHEFFIELD, S8 8TF**

- 6b.1 Councillor Richard Williams returned to the meeting.
- 6b.2 Additional representations, along with the officer response and an update on the National Planning Policy Framework 2023, including the 4 year housing supply, were included within the Supplementary Report which was circulated and summarised at the meeting.

- 6b.3 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.
- 6b.4 James Norton attended the meeting and spoke in support of the application.
- 6b.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 having regard to representations made at the meeting.
- 6b.6 A discussion took place regarding condition 15 regarding the maintenance of the green roof and officers confirmed that there would be no issue with extending the maintenance period from 5 years to the lifetime of the development, the final wording to be approved by the Co-Chairs. It was moved by Councillor Henry Nottage and seconded by Councillor Garry Weatherall. A vote took place by a show of hands and the motion was passed and it was:
- 6b.6 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, including the amended condition 15, for the erection of 7 dwellinghouses with associated parking and landscaping at land at the junction of Scarsdale Road and Derbyshire Lane and land opposite 105 - The Cross Scythes, 145 Derbyshire Lane, Sheffield, S8 8TF (Application no. 23/02734/FUL).
- 6c. PLANNING APPLICATION NO. 23/00777/FUL - WITHIN THE CURTILAGE OF KFC, 236 QUEENS ROAD, HIGHFIELD, SHEFFIELD, S2 4DL**
- 6c.1 An additional representation, along with the officer response, a replacement of condition 15, and an update on the National Planning Policy Framework 2023, were included within the Supplementary Report which was 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 6c.3 Simon Ogden attended the meeting and spoke against the application.
- 6c.4 Rachael Martin attended the meeting and spoke in support of the application.
- 6c.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 having regard to representations made at the meeting.

- 6c.6 A discussion took place regarding the relationship of the application with the River Sheaf and concerns regarding the vehicular access and bin storage and it was moved by Councillor Barbara Masters and seconded by Councillor Weatherall that the application be deferred for a site visit to better understand the relationship between the proposals and the adjacent River Sheaf, and to further consider the layout of the scheme in respect of bin storage and vehicular access. On being put to the vote by a show of hands, the motion was passed and it was:
- 6c.7 **RESOLVED:-** That an application for the erection of a single-storey building for use as a restaurant and drive thru (Use Class Eb and Sui Generis) with associated car parking and landscaping works (Amended Drawings 16.08.2023) within the curtilage of KFC, 236 Queens Road, Highfield, Sheffield, S2 4DL (Application no. 23/00777/FUL) be DEFERRED pending a site visit and for officers to discuss concerns in respect of bin storage and vehicular access.
- 6d. PLANNING APPLICATION NO. 22/02691/FUL - 51-57 HIGH STREET AND GROUND AND FIRST FLOOR OF 59-73 HIGH STREET, CITY CENTRE, SHEFFIELD, S1 2GD**
- 6d.1 Additional representations, along with the officer response, an amended condition and additional condition and an update on the National Planning Policy Framework 2023, including the 4 year housing supply, were included within the Supplementary Report which was 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 6d.3 Matthew Sobic attended the meeting and spoke in support of the application.
- 6d.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 having regard to representations made at the meeting.
- 6d.5 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally subject to legal agreement, for the reasons set out in the report and supplementary report, now submitted, for the demolition of building and erection of a 40-storey co1iving residential tower (Sui Generis) comprising 428 x units with ancillary/communal space (1 x 4-bed cluster, 37 x 5-bed clusters, 37 x 6-bed clusters, 1 x 7-bed cluster and 1 x 10-bed cluster), change of use of basement/ground/first floor and part of second floor of 59-73 High Street to commercial (Use Class E) and co1iving residential accommodation (Sui Generis) comprising 20 x studios with ancillary/communal space, and hard and soft landscaping works/reconfiguration of King Street/Angel Street at 51-57 High Street and ground and first floor of 59-73 High Street, City Centre, Sheffield, S1

2GD (Application no. 22/02691/FUL).

**7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

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

**8. DATE OF NEXT MEETING**

- 8.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 6<sup>th</sup> February 2024 at 2pm In the Town Hall.

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