

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 20 September 2016

PRESENT: Councillors Peter Rippon (Chair), Jack Clarkson, Michelle Cook, Dawn Dale, Tony Damms, Roger Davison, Dianne Hurst, Zahira Naz and Bob Pullin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Ian Auckland and Councillor Bob Pullin attended as the duly appointed substitute. Apologies for absence were also received from Councillors David Baker, Joe Otten, Alan Law, Peter Price, Chris Rosling-Josephs and Zoe Sykes, but no substitutes were appointed.

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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee, held on 30 August 2016, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Development Services, in liaison with a Co-Chair, be authorised to make 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

6.1 **RESOLVED:** That (a) the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided, granted or refused as stated in the report to this Committee for this date in respect of Case No. 15/02851/FUL and other applications considered be amended as in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose;

(b) an application for planning permission for residential self-build plots (9 plots) on land adjacent to 104 Beighton Road, Woodhouse (Case No. 16/01787/OUT) be granted, conditionally, subject to an additional condition in respect of the surfacing of individual and private drives, as detailed in a supplementary report circulated at the meeting;

(c) having noted information provided by officers clarifying the affordable housing in respect of the proposed development, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of 85 dwellinghouses with associated car parking accommodation, access roads, landscaping works, public open space and drainage works at land adjacent to 104 Beighton Road, Woodhouse (Case No. 16/01784/FUL) be granted, conditionally, subject to (i) an additional condition in respect of the surfacing of individual and private drives, as detailed in the aforementioned supplementary report and (ii) the completion of a Legal Agreement;

(d) an application for planning permission for the use of land and an existing barn for the erection of 4 camping huts with associated facilities, to be used from April to October at Padley Farm, Dungworth Green (Case No. 16/01549/FUL) was withdrawn from consideration at the request of the applicant;

(e) an application for planning permission for the demolition of existing buildings and the erection of two dwellinghouses at the former Sales Direct Services Ltd, 15 Moor View Road (Case No. 16/01339/FUL) be granted, conditionally, subject to Condition 7 being amended in respect of the demolition works and indicating the requirements of the Management Plan, as detailed in a supplementary report circulated at the meeting;

(f) having (i) heard oral representations at the meeting from a local Ward Councillor and a local resident objecting to the proposed development and from the applicant's agent supporting the proposed development and (ii) noted (A) information from officers clarifying the mix of units in the proposed development and (B) an amendment to Condition 2, an additional condition and directive, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the demolition of a working men's club and erection of 27 apartments in a 1 x 3 storey block with the provision of underground car parking accommodation and associated landscaping works at the former Handsworth Working Men's Club and Institute, 445 Handsworth Road (Case No. 16/00480/FUL) be deferred to allow officers to seek further advice on the cumulative impact on the air quality arising from proposed development, given its location adjacent to a highly trafficked road corridor; and

(g) having (i) heard oral representations at the meeting from a representative of the Friends of Parkwood Landfill and from a person representing Cycle Sheffield and Parkwood Landfill Liaison Committee who commented on the development and from the applicant's agent supporting the proposed development and (ii) noted, as detailed in a supplementary report circulated at the meeting, additional representations from a local Ward Councillor and the officer's response, which was amended orally to confirm the existing footpath at the rear of the Standish estate was situated within the application site boundary, an application under Section 73

to vary/remove Condition 3 - details/environmental statement, Condition 4 - landfill/restoration detail drawings, Condition 18 surface water management programme and Condition 19 - landscaping/restoration details; as imposed by planning permission Case No. 05/02877/FUL and implement a revised restoration scheme for the re phasing of the landfill operations and amendment to the restoration scheme for the site (amended/additional information received 26th March 2015) (Amended plans and details received 10th May 2016) at Parkwood Landfill Ltd, Tipping Site, Parkwood Road North (Case No. 14/04039/FUL) be granted, conditionally, subject to (A) amendments to (1) Condition 2 in respect of revised plans, (2) Condition 21 to include the Revised Restoration Scheme dated October 2014 and Addendum dated March 2015 in relation to Plans contained in the condition and (3) Condition 22 to include the Revised Restoration Scheme dated October 2014 and Addendum dated March 2015 to ensure the development was in accordance with the documents and (B) Condition 5 being deleted, all as detailed in the aforementioned supplementary report.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Director of Development Services detailing (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 11 October, 2016 at the Town Hall.