

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 10 January 2017

PRESENT: Councillors Peter Rippon (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Dawn Dale, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Zahira Naz, Peter Price, Joe Otten and Chris Rosling-Josephs

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Zoe Sykes, but no substitute member was 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 13 December 2016, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Interim 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 and as amended 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) having (i) noted an additional representation and the applicant's representative's response, as detailed in a supplementary report circulated at the

meeting and (ii) heard an oral representation at the meeting from the applicant's representative supporting the proposed development, an application for planning permission for the erection of 4 dwellings with associated access and car parking and provision of additional car parking to an existing veterinary practice at land at the rear of the Veterinary Surgery, Sheffield Road, Hackenthorpe (Case No. 16/03911/FUL) be granted, conditionally; and

(c) having (i) noted (A) an amendment to the introduction of the officer's report to advise that the building was rebuilt in 1929 and (B) an additional written representation in support of the proposal, as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations at the meeting from three representatives of the Save the Plough Community Campaign and two local Ward Councillors objecting to the proposed development and from a local resident and the applicant's representative supporting the proposed development, an application for planning permission for the use of an existing public house (Class A4) as retail (Class A1), including single-storey side extensions and alterations to the car park at The Plough Inn, 288 Sandygate Road (Case No. 16/02925/FUL) be refused in accordance with the reason detailed in the report now submitted.

(NOTE: An application for outline planning permission for the demolition of existing buildings and erection of buildings to form a mixed use development (maximum floor space of up to 140,000 sq metres) comprising office (Class B1), residential (Class C3), hotel (Class C1) and retail and leisure (Classes A1, A2, A3, A4, A5, D1 and D2) uses, provision of public realm space and car parking accommodation (Outline application - all matters reserved except for the principal means of access to the site from the junction of Bridge Street/Corporations Street) at the site bounded by Corporation Street/Bridge Street/West Bar and Bridge Street (Case No. 16/02518/OUT), was withdrawn from consideration to allow the applicant to give the requisite 21 days' notice to a long leaseholder on part of the development site prior to the application being considered. The application will be submitted to the meeting of the Committee to be held on 14th February 2017.)

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Interim Head of Planning 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 24 January, 2017 at the Town Hall.