

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 27 February 2018

PRESENT: Councillors Dianne Hurst (Chair), David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Zahira Naz, Peter Price, Peter Rippon, Chris Rosling-Josephs, Andrew Sangar (Substitute Member), Zoe Sykes and Cliff Woodcraft (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Ian Auckland and Joe Otten and Councillors Andrew Sangar and Cliff Woodcraft attended the meeting as the duly appointed substitutes. An apology for absence was also received from Councillor Alan Law but no substitute 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 meeting of the Committee, held on 6 February 2018, 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 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. CONFIRMATION OF TREE PRESERVATION ORDER NO. 416A: ON LAND AT 396 MYERS GROVE LANE

6.1 The Director of City Growth Department submitted a report seeking confirmation of Tree Preservation Order No. 416A on land at 396 Myers Grove Lane, Sheffield, S6 5LA. The report stated that the Order was made on 7 December 2017 to protect ten large Sycamore trees in the front gardens of the property.

6.2 It was explained that, whilst the owner of the property had questioned the necessity for the Order, no formal objection had been received. A copy of the Order and site plan, the letters received from the owner of the property and the

Tree Evaluation Method for Preservation Orders were attached to the report now submitted.

6.3 Consideration was also given to a late representation in support of the Tree Preservation Order from Loxley Valley Protection Society, which was detailed in a supplementary report circulated at the meeting.

6.4 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 416A made on 7 December 2017 on land at 396 Myers Grove Lane, be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7.1 **RESOLVED:** That 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 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.

8. COWMOUTH FARM, 33 HEMSWORTH ROAD, S8 8LJ (CASE NO. 17/04771/FUL)

8.1 Notwithstanding the officer's recommendation and having (a) noted the wording of Condition 21 that was proposed to be removed in respect of the application being considered below and that, subject to planning permission being granted, a further application would also be required to vary Conditions 3 and 9 of the site's reserved matters approval (Case No.16/02968/REM), as detailed in a supplementary report circulated at the meeting and (b) heard representations at the meeting from a local Ward Councillor speaking against the removal of Condition 21 and from the applicant's agent speaking in support of the removal of Condition 21, an application for planning permission under Section 73 to remove Condition 21, imposed by planning approval Case No. 15/00158/ OUT, in respect of the provision of a shared pedestrian/cycle path at Cowmouth Farm, 33 Hemsworth Road, Sheffield, S8 8LJ (Case No. 17/04771/FUL) be refused, as the Committee considered that removing the pedestrian/cycle path from the proposed housing scheme through to Warminster Place would result in the loss of a valuable local facility that provided and promoted choice of sustainable travel options, increased the permeability of the site and access to public areas and contributed towards a sustainable environment and neighbourhood, as such it was considered be contrary to the aims of policies CS53 and CS74 of the Sheffield Development Framework Core Strategy, T7 and T10 of the Unitary Development Plan and paragraph 69 of the National Planning Policy Framework.

9. PYRAMID CARPETS, 709 CHESTERFIELD ROAD, S8 0SL (CASE NO. 17/03517/FUL)

- 9.1 Having (a) noted a correction to the report now submitted on Page 53 in respect of Policy CS26 concerning the housing density figures, as detailed in a supplementary report circulated at the meeting and (b) heard representations at the meeting from a local Ward Councillor speaking against the proposed development and from the applicant's agent speaking in support of the proposed development, an application for planning permission for the change of use of the 1st and 2nd floors to use as 14 apartments including rear extensions at Pyramid Carpets, 709 Chesterfield Road, Sheffield, S8 0SL (Case No. 17/03517/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

10. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 10.1 The Committee received and noted a report of the Chief Planning Officer 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.

11. DATE OF NEXT MEETING

- 11.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday, 20 March, 2018 at the Town Hall.