

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 10 April 2018

PRESENT: Councillors Dianne Hurst (Chair), Peter Rippon (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Roger Davison, Bob Johnson, Joe Otten, Peter Price, Chris Rosling-Josephs, Zoe Sykes and Ian Saunders (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Alan Law and Councillor Ian Saunders attended the meeting as the duly appointed substitute. An apology for absence was also received from Councillor Tony Damms 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 Councillor Zoe Sykes declared a personal interest in an application for planning permission for erection of 4 dwellinghouses and 3 flats in a courtyard block and provision of car parking accommodation at land at former Dial House Club, 72 Far Lane (Case No. 18/00214/FUL) as a Parish Councillor for the area. Councillor Sykes commented that she had advised interested parties on the process for the application but had not declared her position prior to the meeting. Councillor Bob Johnson also declared a personal interest in the application as a local Ward Councillor.

3.2 Councillor Bob Johnson also declared a personal interest in the application relating to land at former Dial House Club, as a local Ward Councillor.

3.3 Councillor Michelle Cook declared a personal interest in an application for planning permission for change of use from former members club (Sui Generis) to Public House (Use class A4) at the Polish Catholic Centre, 518-520 Ecclesall Road (Case No. 17/05136/FUL) as a local Ward Councillor.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 20 March 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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6.0.1 **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.

7. LAND AT FORMER DIAL HOUSE CLUB, 72 FAR LANE (CASE NO. 18/00214/FUL)

6.1.1 Having considered representations at the meeting from a local Ward Councillor, an application for planning permission for erection of 4 dwellinghouses and 3 flats in a courtyard block and provision of car parking accommodation at land at former Dial House Club, 72 Far Lane, S6 4FF (Case No. 18/00214/FUL) be granted, conditionally, subject to the completion of a legal agreement, for the reasons detailed in the report now submitted and the Heads of Terms be amended to state that funding accrued from the Section 106 agreement be spent in Spider Park and/or Hillsborough Park, in consultation with the Local Area Panel and local Ward Councillors.

8. THE POLISH CATHOLIC CENTRE, 518-520 ECCLESALL ROAD (CASE NO. 17/05136/FUL)

6.2.1 Subject to an amendment to condition 3, as outlined in a supplementary report circulated at the meeting, an application for planning permission for change of use from former members club (Sui Generis) to Public House (Use Class A4) at the Polish Catholic Centre, 518-520 Ecclesall Road, S11 8PY (Case No. 17/05136/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

9. BALDWINS OMEGA CENTRE, BRINCLIFFE HILL (CASE NO. 17/04961/REM)

6.3.1 **RESOLVED:** The Chair reported that this application would not be considered at the meeting, and would be submitted to a future meeting of the Committee.

10. 20 WOODBURN DRIVE (CASE NO. 17/04628/FUL)

6.4.1 Following consideration of an amended description, additional representations, corrections to the report, a clarification to the report and subject to an additional directive, all as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from three local residents speaking against the application, an application for planning permission

for demolition of existing conservatory and outbuildings and erection of single-storey rear extension, erection of a detached garage/workshop and construction of a vehicular access from Burn Grove (amended drawings received 23 March 2018) at 20 Woodburn Drive, S35 1YS (Case No. 17/04628/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

11. SITE OF BANNERDALE CENTRE, 125 BANNERDALE ROAD (CASE NO. 13/04206/COND1)

6.5.1 An application to approve details in relation to condition number 13 (Affordable Housing Provision) imposed by planning permission 17/03068/FUL (Amended Description) at the site of Bannerdale Centre, 125 Bannerdale Road, S7 2DJ (Case No. 13/04206/COND1) be granted, subject to the completion of a legal agreement, for the reasons detailed in the report now submitted.

12. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

7.1 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.

13. 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 1 May 2018 at the Town Hall.