

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 4 August 2020

NOTE: This meeting was held as a remote meeting in accordance with the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

PRESENT: Councillors Jayne Dunn (Chair), Jack Clarkson, Tony Damms, Roger Davison, Peter Garbutt, Dianne Hurst, Bob McCann, Chris Rosling-Josephs, Andrew Sangar and Mike Chaplin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Alan Law, Zahira Naz, Peter Price, and Peter Rippon.
- 1.2 Councillor Mike Chaplin acted as substitute for Councillor Peter Price.

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 Jayne Dunn declared a personal interest in Agenda Item No. 7a, Application No. 19/02130/FUL - The Plough Inn, 288 Sandygate Road, Sheffield, S10 5SE, as in her previous capacity as Cabinet Member, she had signed off the approval of the Plough as an Asset of Community Value, as a non-planning matter. Councillor Dunn declared that her previous decision as a Cabinet Member related to a different function of the Council and that she was not considering planning merits or the development potential of the site when she made that decision. She confirmed that at no time had she met with any campaigning groups or taken part in any campaigning. She had not formed an opinion on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 14th July 2020 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. 19/02130/FUL - THE PLOUGH INN, 288 SANDYGATE ROAD, SHEFFIELD, S10 5SE

- 6a.1 Further details including additional representations with officer response and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 6a.3 Councillor Anne Murphy and Mr. Peter Duff attended the meeting and spoke against the application.
- 6a.4 Ms. Charlotte Stainton attended the meeting and spoke in support of the application.
- 6a.5 The Committee considered the report and proposed conditions 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 during the meeting.
- 6a.6 That Application No. 19/02130/FUL - The Plough Inn, 288 Sandygate Road, Sheffield, S10 5SE be REFUSED on the grounds that the proposal would involve the loss of a building that is considered to be a valued community asset, which before its closure supported community groups and activities catering for the social wellbeing and interests of a wide section of the local community, being designated an Asset of Community Value.

6b. APPLICATION NO. 19/02085/OUT - SITE OF SOUTH YORKSHIRE TRADING STANDARDS, THORNCLIFFE LANE, SHEFFIELD, S35 3XX

- 6b.1 Further details including additional representations with officer response, amended condition and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 6b.3 Councillor Terry Bawden (Ecclesfield PC) attended the meeting and spoke against the application.
- 6b.4 Mr. Keith Nutter attended the meeting and spoke in support of the application.
- 6b.5 The Committee considered the report and proposed conditions 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 during the meeting.

- 6b.6 RESOLVED: That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the erection of 8 dwellinghouses (Use Class C3) and a retail food store (Use Class A1) with access, car parking, servicing, landscaping and associated works (all matters reserved except access) at the site of South Yorkshire Trading Standards, Thorncliffe Lane, Sheffield, S35 3XX (Application No. 19/02085/OUT).

6c. APPLICATION NO. 20/00352/FUL - POST OFFICE, 509 PITSMOOR ROAD, SHEFFIELD, S3 9AU

- 6c.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 6c.2 Mr. Tarlowchan Dubb and Mr. Richard Todd attended the meeting and spoke in support of the application.
- 6c.3 The Committee considered the report and proposed conditions 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 during the meeting.
- 6c.4 RESOLVED: That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, for the demolition of existing building and erection of a three-storey building to form 6 x 2 bedroom flats and 3 x 1 bedroom flats at the Post Office, 509 Pitsmoor Road, Sheffield, S3 9AU (Application No. 20/00352/FUL).

6d. APPLICATION NO. 20/00040/FUL - THE WHITE HOUSE, VICARAGE LANE, SHEFFIELD, S17 3GX

- 6d.1 Further details including additional representations with officer response were included within the Supplementary Report 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 set out in the report.
- 6d.3 Councillor Colin Ross and Mr. Michael Yates attended the meeting and spoke against the application.
- 6d.4 Mr. Graham Northern attended the meeting and spoke in support of the application.
- 6d.5 The Committee considered the report and proposed conditions 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 during the meeting.

6d.6 RESOLVED: That Application No. 20/00040/FUL - The White House, Vicarage Lane, Sheffield, S17 3GX be REFUSED on the grounds that the proposal represented overdevelopment which would consequently impact on the character of the area and the adjacent conservation area, and the amenity of existing and future residents in the surrounding area, and the final wording to be delegated to the Chief Planning Officer in consultation with the Chair of the Planning and Highways Committee.

7. UPDATE ON APPLICATION NO. 19/01832/FUL - LOXLEY WORKS, LOW MATLOCK LANE, SHEFFIELD, S6 6RP

- 7.1 The Committee received an update report on the recent S73 planning approval at Loxley Works. The application (Ref: 19/01832/FUL) was approved at the Planning and Highways Committee held on 18 February 2020 and requested that a report be submitted back to the Committee in six months time to ensure that the work had been carried out and conditions had been met to the satisfaction of the Council. It was reported that no details had yet been submitted by the developer and they had confirmed that the completion dates for the key conditions in respect of drainage systems would not be met in time.
- 7.2 RESOLVED: That the Committee note the details of the report now submitted and indicate their support for officers intention to begin enforcement action against any breach of planning should the previously agreed six month timeframe not be met.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 25th August 2020 at 2pm.