

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 15 October 2024

**PRESENT:** Councillors Alan Woodcock (Joint Chair), Mike Chaplin (Joint Chair), Nighat Basharat, Nikki Belfield, Tony Downing, Marieanne Elliot, Janet Ridler, Garry Weatherall, Richard Williams, Mark Whittaker, Cliff Woodcraft and Brian Holmshaw (Substitute Member)

#### **43. APOLOGIES FOR ABSENCE**

43.1 Apologies for absence were received from Councillors Glynis Chapman and Henry Nottage.

43.2 Councillor Brian Holmshaw acted as substitute for Councillor Nottage.

#### **44. EXCLUSION OF PUBLIC AND PRESS**

44.1 No items were identified where resolutions may be moved to exclude the press and public.

#### **45. DECLARATIONS OF INTEREST**

45.1 Councillor Mike Chaplin declared a personal interest in Agenda Item No. 7a (Application No. 24/01800/FUL – Rear Of 110 Bradway Road, Sheffield, S17 4QW), as a Member of the Peak District National Park Authority as he had previously known one of the speakers in a professional capacity. Councillor Chaplin took part in the discussion and voting thereon, as he had not given an opinion or made up his mind on the application prior to the meeting.

#### **46. MINUTES OF PREVIOUS MEETINGS**

46.1 The minutes of the previous meeting of the Committee held on 17<sup>th</sup> September 2024 were agreed as a correct record.

#### **47. SITE VISIT**

47.1 **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.

**48. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**48a. PLANNING APPLICATION NO. 24/01800/FUL - REAR OF 110 BRADWAY ROAD, SHEFFIELD, S17 4QW**

- 48a.1 The Officer presented the report which gave details of the application, and highlighted the history of the site and the key issues, in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 48a.2 Christopher Farrah and Susan Crowley attended the meeting and spoke against the application.
- 48a.3 Jane Newman attended the meeting and spoke in support of the application.
- 48a.4 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted, and also having regard to representations made at the meeting.
- 48a.5 **RESOLVED:** That an application for approval of planning permission be GRANTED conditionally, for the reasons set out in the report now submitted, for a single-storey front extension to detached rear outbuilding to form 1x dwelling (use class C3) with associated access and parking and demolition of detached garage and car port at Rear Of 110 Bradway Road, Sheffield, S17 4QW (Application no. 24/01800/FUL).

**48b. PLANNING APPLICATION NO. 23/02892/OUT - LAND AT REAR OF 241 BURN CROSS ROAD, SHEFFIELD, S35 1RZ,**

- 48b.1 Amendments to conditions 11 and 14, a report correction and an amended officer recommendation were included within the Supplementary Report which was circulated and summarised at the meeting.
- 48b.2 The Officer presented the report which gave details of the application, and highlighted the history of the site and the key issues, in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 48b.3 Julie Lunn attended the meeting and spoke against the application.
- 48b.4 Ian Corner attended the meeting and spoke in support of the application.
- 48b.5 The Committee considered the report and recommendation 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 at the meeting.

48b.6 **RESOLVED:** That an application for approval of planning permission be GRANTED conditionally subject to legal agreement, for the reasons set out in the report and supplementary report now submitted, for the Outline Application (all matters reserved except for access) for demolition of garage and erection of up to 14 dwellinghouses at Land At Rear Of 241 Burncross Road, Sheffield, S35 1RZ (Application no. 23/02892/OUT).

**48c. PLANNING APPLICATION NO. 13/02019/COND3 - JACOBS GATE, 32 TROUTBECK ROAD, SHEFFIELD, S7 2AG**

48c.1 Additional representations along with the officer response were included within the Supplementary Report which was circulated and summarised at the meeting.

48c.2 The Officer presented the report which gave details of the application, and highlighted the history of the site and the key issues, in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

48c.3 Mike Hodson, VivThom, Liz Sharp and Councillor Barbara Masters attended the meeting and spoke against the application.

48c.4 The Committee considered the report and recommendation 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 at the meeting.

48c.5 **RESOLVED:** That an application for approval of detail reserved by condition for the application to approve details in relation to condition number: 13 (Riverside walk/Cycleway Details) relating to planning permission 13/02019/OUTR at Jacobs Gate, 32 Troutbeck Road, Sheffield, S7 2AG (Application no. 13/02019/COND3) be REFUSED on the grounds of the proposed width of the walkway and the safety of all users. The final wording to be agreed with the Co-Chairs of the Planning and Highways Committee.

**48d. PLANNING APPLICATION NO. 23/02359/FUL - 88 MIDDLEWOOD ROAD, SHEFFIELD, S6 4HA**

48d.1 A report correction was included within the Supplementary Report which was circulated and summarised at the meeting.

48d.2 The Officer presented the report which gave details of the application, and highlighted the history of the site and the key issues, in addition to presenting

photographs of the site which were provided to committee members in advance of the meeting.

- 48d.3 The Committee considered the report and recommendation 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.
- 48d.4 **RESOLVED:** That an application for approval of planning permission be GRANTED conditionally, for the reasons set out in the report and supplementary report now submitted, for the use of upper floors as 2 x 3 bed Houses in Multiple Occupation (HMO - Use Class C4) and associated alterations to building including rooflights to front and rear (Amended Description and plans) at 88 Middlewood Road, Sheffield, S6 4HA (Application no. 23/02359/FUL).

#### **49. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 49.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed, and allowed by the Secretary of State.

#### **50. DATE OF NEXT MEETING**

- 50.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 12<sup>th</sup> November 2024 at 2pm in the Town Hall.