

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 19 July 2016

PRESENT: Councillors Peter Rippon (Chair), Ian Auckland, John Booker (Substitute Member), Michelle Cook, Dawn Dale, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Zahira Naz, Joe Otten, Peter Price, Bob Pullin (Substitute Member), Chris Rosling-Josephs and Zoe Sykes

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors David Baker and Jack Clarkson and Councillors Bob Pullin and John Booker were the duly appointed substitutes, respectively.

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 a residential development at 250 Thompson Hill (Case No. 15/03881/OUT) as she was a Member of the Ecclesfield Parish Council Planning Committee which considered the proposed development and, she did not speak or vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee, held on 28 June 2016, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the 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 for this date in respect of Case No. 15/03455/FUL and

other applications considered be amended as 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 withdrawing an objection to the proposed development and a further representation reiterating their concerns to the proposed development, as detailed in a supplementary report circulated at the meeting and (ii) heard representations from two local residents speaking at the meeting objecting to the proposed development and from the applicants speaking at the meeting in support of the proposed development, an application for planning permission for use of part of the ground floor of a dwellinghouse and garage for B1(Business) purposes (retrospective application) at 34 Northwood Drive (Case No. 16/01161/CHU) be granted, conditionally, subject to (I) amendments to (A) Condition 1 in respect of approved drawings, (B) Condition 2 in respect of restricting the business use, (C) Condition 3 in respect of preventing the sale of part of the building that has been converted for business use, (D) Condition 4 in respect of restricting the number of people permitted on the site in connection with the business use and (E) Condition 7 in respect of restricting processes and equipment on the site, all as detailed in the aforementioned supplementary report and (II) the addition of two new conditions (A) restricting the business use to the occupation of the property by the applicants and (B) requiring all equipment and materials in connection with the use to be removed once the applicants cease to occupy the property;

(c) having (i) considered additional representations from two local Ward Councillors in support of the proposed development, as detailed in a supplementary report circulated at the meeting and (ii) heard representations from the applicant's agent speaking at the meeting in support of the proposed development, an application for planning permission for the erection of a dwellinghouse at land adjoining 21 Leyburn Road (Case No. 15/04308/FUL) be deferred (i) to allow further discussions between officers and the applicant on the proposed development, to ascertain if a solution can be found in view of the level of flood risk at the site, (ii) to allow officers to provide more detailed information on the sequential test in respect of this site and nearby sites at risk of flooding and (iii) pending a visit to the site; and

(d) having noted (i) a coal mining risk assessment which confirmed that any potential risk of mining features that were hazardous at the site were low, as detailed in a supplementary report circulated at the meeting and (ii) an amended site plan circulated in advance of the meeting and at the meeting, an application for planning permission for a residential development at 250 Thompson Hill (Case No. 15/03881/OUT) be granted, conditionally, subject to (I) additional conditions in respect of (A) requiring an arboriculture impact assessment, (B) an affordable housing scheme, (C) a Construction Method Statement, (D) restrictions on construction hours, (E) restrictions on delivery hours, (F) the external lighting/floodlighting, (G) hard and soft landscapes, (H) the provision of parking, (I) ground levels, (J) a scheme for the laying out, construction, surfacing and drainage of the vehicular and pedestrian accesses to the site, (K) flood risk mitigation measures, (L) land and gas contamination, (M) intrusive investigations

recommended in a Phase 1 Preliminary Risk Assessment Report and the requirement for a Phase II Intrusive Investigation Report, (N) a Remediation Strategy Report, (O) development and associated remediation proceeding in accordance with the Remediation Strategy, (P) a Validation Report on the completion of the Remediation Strategy or revised Remediation Strategy, (Q) boundary treatments, (R) bin storage, (S) site drainage and foul drainage and (T) energy savings and (II) additional directives advising the applicant/agent (A) on the number of dwellings where the Affordable Housing Scheme would take effect and (B) that the development lies within a coal mining area and to take account of coal mining related hazards, all as detailed in the aforementioned supplementary report.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Director of Regeneration and Development Services 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, 9 August 2016 at the Town Hall.

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