

Planning and Highways Committee

Meeting held 20 June 2017

PRESENT: Councillors Dianne Hurst (Chair), Peter Rippon (Chair), Ian Auckland, Jack Clarkson, Tony Damms, Roger Davison, Alan Law, Zahira Naz, Joe Otten, Chris Rosling-Josephs, Zoe Sykes and Andrew Sangar (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor David Baker and Councillor Andrew Sangar attended the meeting as the duly appointed substitute. Apologies for absence were also received from Councillors Peter Price, Bob Johnson and Michelle Cook but no substitutes were 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 an interest in an application for planning permission for use of building as micro-pub and erection of front access ramp at 99 Cross Hill (Case No. 16/02782/FUL) as she had previously expressed her views on the application. Councillor Sykes left the room prior to consideration of the application and took no part in the discussion or vote.

3.2 Councillor Peter Rippon declared an interest in an application for planning permission for use of building as micro-pub and erection of front access ramp at 99 Cross Hill (Case No. 16/02782/FUL) as he knew the applicant. Councillor Rippon left the room prior to consideration of the application and took no part in the discussion or vote.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee, held 30 May 2017, 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. PROPOSED CLOSURE OF WESTBANK LANE (FOOTPATH) OFF WEST

STREET

- 6.1 The Director of Culture and Environment submitted a report seeking authority to process the Public Path Extinguishment Order required to close the footpath named Westbank Lane, off West Street, shown hatched black on the plan attached to the report as Appendix A.
- 6.2 The report stated that, on 26th January 2017, planning consent (ref: 16/03726/FUL) was given for the demolition of existing office block and former bar and erection of an 11 storey building for purpose built Student Accommodation (Sui Generis) comprising 284 student bed spaces and associated facilities. The development boundary was shown as a redline on the plan attached as Appendix A to the report.
- 6.3 In order to enable the approved development to be carried out, it was necessary to stop up the footpath which ran through the site. To be done legally, an appropriate legal Order to close the footpath must first be made and confirmed.
- 6.4 **RESOLVED:** That (a) no objections be raised to the proposed closure of Westbank Lane (footpath), off West Street, Sheffield, as shown on the plan included as Appendix A to the report, subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected; and
- (b) authority be given to the Director of Legal and Governance to:
- (i) take all necessary action to close the footpath by order under the powers contained within Section 257 of the Town and Country Planning Act 1990; and
- (ii) confirm the Order as an unopposed Order in the event of no objections being received, or any objections received being resolved and withdrawn prior to the Order being confirmed.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 7.1 **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 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;
- (b) subject to the inclusion of additional conditions, and an amendment to Condition 2, as outlined in a supplementary report circulated at the meeting, applications for listed building consent and planning permission for erection of new through school (for pupils aged 3-18), including alterations to, and the refurbishment of, former Pye Bank School, redevelopment of land (incorporating Fox Street, Andover Drive and Gray Street) to provide new school buildings with outdoor play areas, multi-use

games areas (MUGA), hard and soft landscaping, car and cycle parking, new access to the site and new boundary treatments at the former Pye Bank Infant School (Case Nos. 17/00869/LBC and 17/00868/RG3) be granted, conditionally;

(c) following consideration of representations at the meeting (i) against the application from a local Ward Councillor and (ii) in support of the application from the agent for the applicant, and subject to the inclusion of an additional condition, as outlined in a supplementary report circulated at the meeting and an amendment to condition 10 to read 'Before the development is brought into use a detailed coach and car park management plan shall be submitted to and approved by the Local Planning Authority. The plan will show how, at peak periods of demand, measures have been identified that will be used to mitigate the effects of increased traffic movements and parking demand on the school and surrounding highway network within the site boundary. Once agreed the coach and car park management plan shall be implemented in accordance with the approved details', an application for planning permission for provision of two artificial sports pitches with 1.5m high floodlights and 3m high boundary fencing, erection of single-storey changing facility/management suite and covered spectator stand, provision of car parks, coach drop off point/parking area, boundary fencing and alterations to existing vehicular access from Warminster Road at University of Sheffield Athletic and Sports Ground, Warminster Road (Case No. 17/00855/FUL) be granted, conditionally;

(d) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and representations at the meeting from a representative of the Ecclesall Forum supporting the officer's recommendation, in connection with an application for planning permission for demolition of public house and erection of single/two storey retail unit (Use Class A1) with associated parking accommodation, automated teller machine (ATM) and plant and equipment at Cherry Tree Inn, 2 Carter Knowle Avenue (Case No. 16/02791/FUL) which was subject to an appeal against non-determination, the Committee indicated that it was minded to refuse the application for the reasons set out in the report; and

(e) following consideration of corrections to the report, additional representations, and subject to the inclusion of additional conditions, as outlined in a supplementary report circulated at the meeting, and following consideration of additional representations at the meeting from three local residents speaking against the application, an application for planning permission for use of building as micro-pub and erection of front access ramp at 99 Cross Hill (Case No. 16/02782/FUL) be granted, conditionally.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 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.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 11 July, 2017 at the Town Hall.