

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 16 January 2018

PRESENT: Councillors Dianne Hurst (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Roger Davison, Bob Johnson, Zahira Naz, Joe Otten, Peter Price, Peter Rippon, Jim Steinke (Substitute Member) and Zoe Sykes

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1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence was received from Councillor Chris Rosling-Josephs and Councillor Jim Steinke attended the meeting as the duly appointed substitute. An apology for absence was also received from Councillor Alan Law 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 Roger Davison declared an interest as a local Ward Councillor in agenda item 11d - application for planning permission for the erection of 62 dwellinghouses and associated works at the site of the Bannerdale Centre, 125 Bannerdale Road (Case No. 17/01012/REM). Councillor Davison stated that he had not predetermined his views on the application and would participate in its determination.
- 3.2 Councillor Joe Otten declared an interest as a local Ward Councillor in agenda item 11b - application for planning permission for a two-storey and single-storey extension and associated works at Totley Primary School, Sunnyvale Road (Case No. 17/03183/RG3). Councillor Otten stated that he had not predetermined his views on the application and would participate in its determination.
- 3.3 Councillor Michelle Cook declared an interest as a local Ward Councillor in agenda item 8 - Tree Preservation Order No. 408 on land at 33 and 37 Botanical Road. Councillor Cook stated that she had not predetermined her views on the Tree Preservation Order and would participate in its determination.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee, held on 19 December 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 DIVERSION OF FOOTPATH BRA/223 (PART 2) OFF CHURCH STREET, STANNINGTON

6.1 The Director of Culture and Environment submitted a report seeking authority to process a Public Path Diversion Order required to divert the public footpath off Church Street, Stannington. The report stated that the Order was necessary to allow the construction of a proposed development in respect of a three-storey building to provide retirement living accommodation (Case No. 17/03904/FUL).

6.2 **RESOLVED:** That (a) no objections be raised to the proposed diversion of the footpath linking Church Street and footpath BRA/66, as shown on the plan now exhibited, subject to planning consent and 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 divert 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. CONFIRMATION OF TREE PRESERVATION ORDER NO.408: 33 AND 37 BOTANICAL ROAD

7.1 The Director of City Growth Service submitted a report seeking confirmation of Tree Preservation Order No. 408 on land at 33 and 37 Botanical Road. The report stated that the Order was made on 21 September 2017 to protect two mature Lime Trees in the front gardens of the properties.

7.2 It was explained that no objections had been received to the Order. A copy of the Order and site plan was attached to the report now submitted.

7.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 408 made on 21 September 2017 on land at 33 and 37 Botanical Road, be confirmed unmodified.

8. CONFIRMATION OF TREE PRESERVATION ORDER NO.409: WESTWOOD HOUSE, 11 BROCCO BANK

8.1 The Director of City Growth Service submitted a report seeking confirmation of Tree Preservation Order No. 409 on land at Westwood house, 11 Brocco Bank. The report stated that the Order was made on 21 September 2017 to protect a Monterey Pine tree in the garden of the property.

8.2 It was explained that no objections had been received to the Order. A copy of the Order and site plan was attached to the report now submitted.

8.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 409 made on 21 September 2017 on land at Westwood house, 11 Brocco Bank, be confirmed unmodified.

9. CONFIRMATION OF TREE PRESERVATION ORDER NO.415: LAND ADJACENT TO SPRING LANE (OS GRID REFERENCE SK373855)

9.1 The Director of City Growth Service submitted a report seeking confirmation of Tree Preservation Order No. 415 on a site adjacent to Spring Lane (OS Grid Reference SK373855). The report stated that the Order was made on 29 September 2017 to protect an established belt of trees along the site boundary with Spring Lane and Park Grange Road.

9.2 It was explained that no objections had been received to the Order. A copy of the Order and site plan was attached to the report now submitted.

9.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 415 made on 29 September 2017 on a site adjacent to Spring Lane (OS Grid Reference SK373855), be confirmed unmodified.

10. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

10 **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.

10.1 APPLICATION: LAND AND GARAGE BLOCK ADJACENT TO SEFTON COURT, SEFTON ROAD, S10 3TP (17/04177/FUL)

10.1.1 Having (a) noted an amendment to the report's "Description of the Proposal", which substituted the date 7 December 2018 for 20 November 2017 (Page 55 of the Agenda), as detailed in the supplementary report circulated at the meeting and (b) heard representations at the meeting from a local resident, a local Ward Councillor and a local resident's representative objecting to the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission for the demolition of garages and erection of 6 apartments with parking spaces (amended plans

received 20.11.2017) (Case No. 17/04177/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

10.2 APPLICATION: TOTLEY PRIMARY SCHOOL, SUNNYVALE ROAD, S17 4FB (17/03183/RG3)

10.2.1 Having heard representations from a local Ward Councillor speaking at the meeting in support of the proposed development, an application for planning permission under Regulation 3 of the Town and Country Planning (General) Regulations 1992 be granted, conditionally, to the City Council for the reasons detailed in the report now submitted, for a two-storey and a single-storey extension, minor internal remodelling, increase of pupil capacity by 150, provision of additional public access points including pedestrian access points on Baslow Road, provision of additional emergency and service vehicle access from Baslow Road, provision of a multi-use games area (MUGA), extension of an existing hard play area, new external steps and ramps and 21 additional car parking spaces (amended drawings/information received on 03 November 2017) at Totley Primary School, Sunnyvale Road (Case No. 17/03183/RG3).

10.3 APPLICATION: MOTOR WORLD, 340 LYDGATE LANE, S10 5FU (17/01905/FUL)

10.3.1 Having (a) noted an amendment to the report's site plan (Page 112 of the Agenda) and an additional representation and the officer's response, all as detailed in the supplementary report circulated at the meeting and (b) heard representations from the applicant's representative speaking at the meeting in support of the proposed development, an application for planning permission for the demolition of an existing building and erection of 6 x apartments (amended plans received 21st December 2017) at Motor World, 340 Lydgate Lane (Case No. 17/01905/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

10.4 APPLICATION: SITE OF BANNERDALE CENTRE, 125 BANNERDALE ROAD, S7 2DJ (17/01012/REM)

10.4.1 Having (a) noted an additional representation from the Carterknowle and Millhouses Community Group and the officer's response, all as detailed in the supplementary report circulated at the meeting and (b) heard representations at the meeting from a representative of the Carterknowle and Millhouses Community Group commenting on the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission for the erection of 62 dwellinghouses and associated works (application to approve details in relation to appearance, landscaping, layout and scale - matters reserved by 17/03068/FUL for an outline application for residential development with all matters reserved except access), amended description and amended drawings at the site of the Bannerdale Centre, 125 Bannerdale Road (Case No. 17/01012/REM) be granted, conditionally, for the reasons contained within the report now submitted, subject to (i) (A) amendments to (1) Condition 1 with an updated approved plans list; (2) Condition 3 amending the timescale for the planting plan and hard landscaping to be carried out and (3)

Condition 7 in respect of the addition of wording in respect of the removal of tarmac within the root protection areas for specific trees and the deletion of the wording referring to the north-eastern boundaries of the site; (B) additional conditions in respect of (1) Section G on drawing reference Cross Section/1530.11 (Sheet 2) is to be approved; (2) footpath details to maintain existing routes and (3) details of boundary treatments and materials that are to be approved; (C) Condition 6 being deleted; and (D) an additional directive advising the applicant to contact the City Council's Highway Records team in respect of the closing/diversion of a public footpath/s, all as detailed in the aforementioned supplementary report and (ii) additional conditions agreed at the meeting in respect of (A) ensuring existing footpath routes across the site are either protected or diverted to allow safe access at all times during construction; and (B) a Construction Vehicle Management Plan being provided.

- 10.4.2 The Committee also requested that the developer engaged with the Carterkowlle and Millhouses Community Group on the development of the Sustainable Urban Drainage Scheme and in discussions on dust control, and that officers notify the Group on the receipt of the associated conditions applications.

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 11.1 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.

12. DATE OF NEXT MEETING

- 12.1 It was noted that the next meeting of the Committee will be held at 2:00p.m on Tuesday, 6 February 2017 at the Town Hall.

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