

## SHEFFIELD CITY COUNCIL

### Planning and Highways Committee

#### Meeting held 6 February 2018

**PRESENT:** Councillors Peter Rippon (Chair), Ian Auckland, David Baker, Jack Clarkson, Tony Damms, Roger Davison, Dianne Hurst, Bob Johnson, Zahira Naz, Joe Otten, Peter Price, Chris Rosling-Josephs and Zoe Sykes

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#### **1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Michelle Cook and Alan Law 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 Bob Johnson declared a personal interest in an application for planning permission for the retention of an existing café and extensions to form toilets and storage area, including changes to opening times to 07:00 hours to 23:30 hours on two occasions per month for functions/events at Stannington Park, Stannington Road (Case No. 17/01148/FUL) as he knew of the applicant, but stated that he had not predetermined his views on the application and would participate in its determination.
- 3.2 Councillor David Baker declared a personal interest in an application for planning permission for the demolition of a garage, erection of a dwellinghouse and garage and erection of a second garage to the opposite side of the existing dwelling at 203 Oldfield Road, S6 6DZ (Case No. 17/03555/FUL). Councillor Baker explained that he had been registered as having objected to the application due to an error in an email communication. He stated that he would not be speaking and voting thereon, but would remain at the Committee table.
- 3.3 Councillor Ian Auckland declared a personal interest as a local Ward Councillor in an application for planning permission for the use of a former vehicle sales and servicing facility as part storage/distribution, including ancillary retail floor space (Use Class B8), part business (Use Class B1), and part retained as vehicle servicing at 918 to 920 Chesterfield Road (Case No. 17/04265/FUL). Councillor Auckland stated that whilst other Ward Councillors had made representations and that there had been a petition organised against the proposed development, he had not predetermined his views and would participate in the determination of the application.

- 3.4 Councillor Joe Otten declared a personal interest as a local Ward Councillor in an application for planning permission for the erection of 14 x dwellings at Abbeydale Tennis Club, Abbeydale Road South, (Case No. 17/04282/FUL). Councillor Otten stated that whilst other Ward Councillors had made representations and he had attended meetings at Abbeydale Sports Club, he had not predetermined his views and would participate in the determination of the application.

#### **4. MINUTES OF PREVIOUS MEETING**

- 4.1 The minutes of the meeting of the Committee, held on 16 January 2018, 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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

- 6.0.1 **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.

##### **6.1 29A ANSELL ROAD, S11 7PE (CASE NO. 17/04980/FUL)**

- 6.1.1 Having noted a proposed additional condition, as detailed in a supplementary report circulated at the meeting, it was explained by the officer that the proposed additional condition should be amended by the deletion of (i) the words “the full details of which shall have first been submitted to and approved in writing” and (ii) the word “approved”, from the second sentancean application for planning permission for alterations to a roof including raised ridge height, gable-extensions to both sides, front and rear dormers with Juliet balcony to the rear and a porch to the front of the dwellinghouse at 29A Ansell Road, Sheffield, S11 7PE (Case No. 17/04980/FUL) be granted, conditionally, for the reasons detailed in the report now submitted, subject to the aforementioned condition, as amended, in respect of fully obscured glass being used in the first floor window on the elevation facing west.

##### **6.2 ABBEYDALE TENNIS CLUB, ABBEYDALE ROAD SOUTH, S17 3LJ (CASE NO. 17/04282/FUL)**

- 6.2.1 Having heard representations at the meeting from a local Ward Councillor commenting on the proposed development, an application for planning permission

for the erection of 14 x dwellings including ancillary parking, landscaping and access works at Abbeydale Tennis Club, Abbeydale Road South, Sheffield, S17 3LJ (Case No. 17/04282/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**6.3 918 TO 920 CHESTERFIELD ROAD, S8 0SH (CASE NO. 17/04265/FUL)**

6.3.1 Having heard representations at the meeting from a local Ward Councillor 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 use of a former vehicle sales and servicing facility as part storage/distribution, including ancillary retail floor space (Use Class B8), part business (Use Class B1), and part retained as vehicle servicing, including erection of a new shop front, demolition of a single-storey lean-to extension, and alterations to building openings/fenestration at 918 to 920 Chesterfield Road, Sheffield, S8 0SH (Case No. 17/04265/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**6.4 203 OLDFIELD ROAD, S6 6DZ (CASE NO. 17/03555/FUL)**

6.4.1 Having (i) noted an amendment to the report now submitted to confirm that a proposed integral garage had been removed from the plan, as detailed in a supplementary report circulated at the meeting and (ii) heard representations at the meeting from a neighbour'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 a garage, erection of a dwellinghouse and garage and erection of a second garage to the opposite side of the existing dwelling at 203 Oldfield Road, Sheffield, S6 6DZ (Case No. 17/03555/FUL) be granted, conditionally, for the reasons detailed in the report now submitted, subject to an additional condition in respect of fully obscured glass being used in the first floor window on the elevation facing west, as detailed in the aforementioned supplementary report.

**6.5 LAND BETWEEN GRIMESTHORPE ROAD, MARGATE STREET AND CYCLOPS STREET, S4 8EN (CASE NO. 17/01781/FUL)**

6.5.1 An application for planning permission for the change of use of land from informal open space to football pitches/overspill car park, including the erection of a 3m high chain link fence around the periphery of the pitches, provision of five further car parking spaces to be accessed from Botham Street and the erection of a low post and rail fence around informal open space (amended description) between Cyclops Street, Grimesthorpe Road and Margate Street, Sheffield, S4 8EN (Case No. 17/01781/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

**6.6 STANNINGTON PARK, STANNINGTON ROAD, S6 6BX (CASE NO. 17/01148/FUL)**

6.6.1 Notwithstanding the officer's recommendation and having (i) noted an additional representation objecting to the proposed development and the officer's response

and an additional representation in support of the proposed development, as detailed in a supplementary report circulated at the meeting and (ii) heard representations at the meeting from 3 local residents objecting to the proposed development, an application for planning permission for the retention of an existing cafe and extensions to form toilets and storage area, including changes to opening times to 07:00 hours to 23:30 hours on two occasions per month for functions/events (amended plans and description) at Stannington Park, Stannington Road, Sheffield, S6 6BX (Case No. 17/01148/FUL) be refused, as the Committee considered that the proposed hours of use between 07.00 hours and 23.30 hours on two occasions per month for functions and events, would be detrimental to the living conditions of nearby residents owing to the noise and general disturbance on those occasions and, as such, was considered contrary to Policy LR5(k) of the Unitary Development Plan.

**6.7 SITE OF STANNINGTON UNITED CRICKET CLUB, UPPERGATE ROAD, S6 6DA (CASE NO. 17/00783/FUL)**

6.7.1 Having (i) noted an amendment to the report now submitted, to delete paragraph 10 on page 123, which commences with the words “Core Strategy Policy CS47 (a) sets out”, as detailed in a supplementary report circulated at the meeting and (ii) heard representations at the meeting from the applicant’s representative supporting the proposed development, an application for planning permission for the erection of 19 dwellinghouses with associated parking, amenity space, access and landscaping (amended description and drawings received 13th September and 16th October 2017) at the site of Stannington United Cricket Club, Uppergate Road, Sheffield, S6 6DA (Case No. 17/00783/FUL) be granted, conditionally, for the reasons detailed in the report now submitted, subject to Condition 2 being amended in respect of the complete list of plans being confirmed for the proposed development, 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 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.

**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, 27 February, 2018 at the Town Hall.