

Planning and Highways Committee

Meeting held 16 July 2019

**PRESENT:** Councillors Peter Rippon (Chair), Jack Clarkson, Tony Damms, Jayne Dunn, Peter Garbutt, Dianne Hurst, Bob McCann, Zahira Naz, Peter Price, Andrew Sangar, Mike Chaplin (Substitute Member) and Cliff Woodcraft (Substitute Member)

.....

**1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Roger Davison, Alan Law and Chris Rosling-Josephs.
- 1.2 Councillor Mike Chaplin acted as substitute for Councillor Alan Law and Councillor Cliff Woodcraft acted as substitute for Councillor Roger Davison.

**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 Mike Chaplin declared a personal interest in Agenda Item No. 7 – Highways Act 1980, Section 119, Proposed Diversion of Part of Public Footpath BRA/84 at Swinglee Farm, Rivelin, Sheffield, S6, as the Council’s representative on the Peak District National Park Authority.
- 3.2 Councillors Bob McCann and Cliff Woodcraft declared a personal interest in Agenda Item No. 8 – Tree Preservation Order No. 433, 9 Ranmoor Crescent, Sheffield, S10 3GU. Councillor McCann as a friend of the homeowner and Councillor Woodcraft as the Local Ward Member.
- 3.3 Councillor Jayne Dunn declared a personal interest in Agenda Item No. 9b – SOYO, 117 Rockingham Street, Sheffield, S1 4EB (Case No. 19/00167/FUL), as her business landlady’s son had an interest in SOYO.

**4. MINUTES OF PREVIOUS MEETING**

- 4.1 The minutes of the meeting of the Committee held on 25<sup>th</sup> June 2019 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 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.

**6. HIGHWAYS ACT 1980, SECTION 119, PROPOSED DIVERSION OF PART OF PUBLIC FOOTPATH BRA/84 AT SWINGLEE FARM, RIVELIN, SHEFFIELD, S6**

- 6.1 The Director of Culture and Environment submitted a report to seek authority to process the Public Path Diversion Order required to alter the course of Definitive Public Footpath BRA/84 at Swinglee Farm, Rivelin, Sheffield.

- 6.2 Statutory Undertakers, Emergency Services and other relevant bodies had been consulted, as well as Bradfield Parish Council and the Peak District National Park Authority. No objections had been received.

- 6.3 **RESOLVED:** That:-

(a) no objections be raised to the proposed diversion of definitive public BRA/84, as shown in Appendix A of 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 divert the footpath under the powers contained within Section 119 of the Highways Act 1980; and
- ii. confirm the Order as an Unopposed Order, in the event of no objections being received, or any objections received being resolved.

**7. TREE PRESERVATION ORDER NO. 433 - 9 RANMOOR CRESCENT, SHEFFIELD, S10 3GU**

- 7.1 The Director of City Growth submitted a report which sought to confirm Tree Preservation Order No. 433 made on 26<sup>th</sup> February 2019, in respect of a tree in the front garden of 9 Ranmoor Crescent, Sheffield, S10 3GU. The tree was considered to be under threat as an application to fell the tree had been received by the Council. A Tree Evaluation Method for Preservation Orders (TEMPO) had been carried out prior to making the Order, which had found the tree to be suitable for protection. In view of the assessment, it was considered expedient to make an Order to protect the tree.

- 7.2 An objection to the Tree Preservation Order had been received and the Officer's response to the objections was provided.

7.3 **RESOLVED:** That, following consideration of the objection, Tree Preservation Order No. 433, made on 26<sup>th</sup> February 2019, in respect of a tree at 9 Ranmoor Crescent, Sheffield, S10 3GU, be confirmed unmodified.

## **8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

8.1 **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.

### **8a. 374 LOXLEY ROAD, SHEFFIELD, S6 4TJ (CASE NO. 19/01222/FUL)**

8a.1 An application for planning permission be granted, conditionally, for the erection of a raised patio with balustrade to the rear of dwellinghouse at 374 Loxley Road, Sheffield, S6 4TJ (Case No. 19/01222/FUL).

### **8b. SOYO, 117 ROCKINGHAM STREET, SHEFFIELD, S1 4EB (CASE NO. 19/01110/FUL)**

8b.1 An additional representation had been received and was outlined within the supplementary report circulated at the meeting.

8b.2 Having heard a representation against the application from Councillor Martin Phipps (Local Ward Member), an application for planning permission be granted, conditionally, to allow an extension to the hours of operation (as amended) of the premises (Application under Section 73 to vary condition No. 2 (restricting opening hours) as imposed by Planning Permission 15/04056/FUL) at SOYO, 117 Rockingham Street, Sheffield, S1 4EB (Case No. 19/01110/FUL).

### **8c. LAND TO THE REAR OF 12 WORRALL DRIVE, SHEFFIELD, S35 0AT (CASE NO. 19/00167/FUL)**

8c.1 The application had been deferred at the last meeting of the Committee to enable a site visit to take place.

8c.2 Having heard representations from members of the public and a representative of the Worrall Environmental Group speaking against the application and from the applicant speaking in support of the application, an application for the erection of a dwellinghouse at land to the rear of 12 Worrall Drive, Sheffield, S35 0AT (Case No. 19/00167/FUL) be refused as Members considered the development would be

an overdevelopment of the site that would be harmful to the living conditions of neighbours, with the wording of the reason for refusal to be agreed between the Chief Planning Officer and the Co-Chairs of the Planning Committee.

**8d. WITHIN THE CURTILAGE OF PARKHEAD HALL, 349 ECCLESALL ROAD SOUTH, SHEFFIELD, S11 9PX (CASE NO. 18/04277/FUL)**

8d.1 It was noted that 3 additional representations had been received and additional conditions had been added to the recommendation, as detailed in the supplementary report circulated at the meeting.

8d.2 Having been on a site visit and having heard representations from members of the public speaking against the application, an application for planning permission be granted, conditionally, for the erection of a dwellinghouse with associated landscaping works and formation of vehicular access (amended description) within the curtilage of Parkhead Hall, 349 Ecclesall Road South, Sheffield, S11 9PX (Case No. 18/04277/FUL)

**8e. HILLSBOROUGH GOLF CLUB, WORRALL ROAD, WORRALL, SHEFFIELD, S6 4BE (CASE NO. 18/02512/FUL)**

8e.1 8 further letters of representation had been received and a correction was made to a reference in the report to 850,000 cubic metres of inert material which should have been 850,000 tonnes of inert material, as detailed in the supplementary report circulated at the meeting.

8e.2 Following a site visit and having heard representations from Councillor Vickie Priestley (Local Ward Member), a representative of the Loxley Valley Protection Society speaking against the application and from the applicant's representative speaking in support of the application, the application for the raising of land levels including alterations to existing practice area and course holes 1, 17 and 18 – formation of a 6 hole academy course, short game practice area and proposed new irrigation storage pond/flood prevention lagoon, construction of temporary vehicular access and associated landscaping works at Hillsborough Golf Club, Worrall Road, Worrall, Sheffield, S6 4BE (Case No. 18/02512/FUL) be refused for the reasons outlined in the report.

**9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

9.1 The Committee received and noted a report of the Chief Planning Officer detailing a new planning appeal received by the Secretary of State.

**10. DATE OF NEXT MEETING**

10.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 6<sup>th</sup> August 2019 at the Town Hall.