

Planning and Highways Committee

Meeting held 23 July 2024

**PRESENT:** Councillors Alan Woodcock (Joint Chair), Nighat Basharat, Nikki Belfield, Glynis Chapman, Tony Downing, Henry Nottage, Garry Weatherall, Richard Williams, Mark Whittaker, Cliff Woodcraft, Mia Drazaic (Substitute Member), Douglas Johnson (Substitute Member) and Laura Moynahan (Substitute Member)

**18. APOLOGIES FOR ABSENCE**

- 18.1 An apology for absence had been received from Councillor Mike Chaplin, Councillor Laura Moynahan acted as a substitute.
- 18.2 An apology for absence had been received from Councillor Marieanne Elliot, Councillor Douglas Johnson acted as a substitute.
- 18.3 An apology for absence had been received from Councillor Janet Ridler, Councillor Mia Drazic acted as a substitute.

**19. EXCLUSION OF PUBLIC AND PRESS**

- 19.1 No items were identified where resolutions may be moved to exclude the press and public.

**20. DECLARATIONS OF INTEREST**

- 20.1 There were no declarations of interest.

**21. SITE VISIT**

- 21.1 **RESOLVED:** - That the Chief Planning Officer, in liaison with the Co-Chairs, 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.

**22. MINUTES OF PREVIOUS MEETING**

- 22.1 **RESOLVED:** - that the minutes of the previous meeting of the Committee held on 9<sup>th</sup> July 2024 were agreed as a correct record.

**23. TREE PRESERVATION ORDER NO. 477 - 15 WOODVALE ROAD, SHEFFIELD, SHEFFIELD S10 3EX**

- 23.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 23.2 The tree had been considered for protection due to a Section 211 notice being submitted by a tree surgeon, acting as agent for owner of the trees, to “re-pollard” the 5 mature lime trees, and a smaller young lime which was adjacent to the main group.
- 23.3 The Community Tree Officer had visited the site to assess whether the works described within the notice would bring about an unacceptable level of harm to the amenity value of the trees. It was therefore the recommendation of the assessing Officer that it would be expedient in the interest of amenity, to make the 5 mature lime trees subject to an Order to prevent the pruning.
- 23.4 One objection had been made to the Order and the response was contained within the report. This was from the property owners who denied authorising the tree surgeon to act on their behalf
- 23.5 Kate Nixon attended the meeting and spoke against the Order.
- 23.6 **RESOLVED:** - That Tree Preservation Order No. 477 be confirmed unmodified.

**24. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**24a. PLANNING APPLICATION NO. 23/02132/FUL - LAND BETWEEN 216B AND 288 TWENTYWELL LANE SHEFFIELD S17 4QF**

- 24a.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site, which were provided to committee members in advance of the meeting.
- 24a.2 Alison Patrick attended the meeting and spoke against the application.
- 24a.3 David Patrick attended the meeting and spoke against the application.
- 24a.4 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted.
- 24a.5 **RESOLVED:-** That the application for approval of planning permission be GRANTED, conditionally for the reasons set out in the report now submitted, for the Erection of a 4-storey, 80 bed care home (Use Class C2) with associated car

parking and landscaping (Application under Section 73 to vary condition 2 and 39 of 20/00492/FUL) (AMENDED DESCRIPTION AND DRAWING AND ADDITIONAL DOCUMENTATION) at the site of Land Between 216B And 288 Twentywell Lane Sheffield S17 4QF (Application No. 23/02132/FUL).

**24b. PLANNING APPLICATION NO. 23/01746/OUT - FORMER CANNON BREWERY RUTLAND ROAD SHEFFIELD S3 9PJ**

24b.1 An additional representation, along with the officer response was included within the Supplementary Report which was circulated and summarised at the meeting.

24b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site, which were provided to committee members in advance of the meeting.

24b.3 Scott Mallinson attended the meeting and spoke in support of the application.

24b.4 Chloe Parmenter attended the meeting and spoke in support of the application.

24b.5 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.

24b.6 An amendment to Condition 36 to include provision for electric bicycle charging was proposed, seconded, voted on and carried.

24b.6 **RESOLVED:-** That the Planning and Highways Committee is minded that an application for Planning Permission be GRANTED conditionally, subject to no further representations being received within the statutory time period which would necessitate further consideration of the matter by the committee, and with an amendment to Condition 36 to include provision for electric bicycle charging, for the reasons set out in the report and supplementary report, now submitted for: Full permission for partial demolition of existing buildings; Outline permission for a mixed use development including the construction of new buildings and conversion of any structurally suitable existing buildings to accommodate residential dwellings (Use class C3) and commercial floorspace (Use class E), together with new public realm/open space and associated infrastructure (all matters reserved) (Amended drawings dated 01.05.24) at the site of Former Cannon Brewery Rutland Road Sheffield S3 9PJ (Application No. 23/02687/FUL).

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

25.1 The Committee received and noted a report of the Chief Planning Officer detailing

planning appeals received, dismissed, and allowed by the Secretary of State.

**26. DATE OF NEXT MEETING**

- 26.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 20th August 2024 at 2pm in the Town Hall.