

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 10 February 2015

PRESENT: Councillors Alan Law (Chair), David Baker, Jack Clarkson, Tony Damms, Roger Davison, Tony Downing (Deputy Chair), Ibrar Hussain, Bob Johnson, Bryan Lodge, Roy Munn, Peter Price, Denise Reaney and Joyce Wright

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

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 Jack Clarkson declared an interest (a) in an application for the laying out and construction of a hard standing measuring 17m by 31.2m at South Yorkshire Police Sports and Social Club, Club House, Niagara Grounds, Niagara Road (Case No. 14/04066/FUL) as he received a pension from the South Yorkshire Police Service and was a life member of the South Yorkshire Police Sports and Social Club and did not speak and vote and left the room prior to consideration of the item and (b) as a Member of the Stocksbridge Town Council, in relation to an application for planning permission for the erection of one detached and two semi-detached dwellinghouses, plus the conversion and extension of the existing building to form a fourth dwellinghouse on land at the junction with Broomfield Court, Broomfield Road, Stocksbridge (Case No. 14/01392/OUT), he stated that he would participate in its determination as he had not pre-determined his views at the meeting of the Town Council when the application was considered.

3.2 Councillor Tony Damms declared a personal interest in an application for planning permission for the change of use from offices (B1) to a hostel and erection of a porch at Norman House, 134 Uppertorpe (Case No. 14/04073/FUL) as he was a former employee for the applicant, but that he would consider the application with an open mind and speak and vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 20 January, 2015 were approved as a correct record.

5. SHEFFIELD CONSERVATION ADVISORY GROUP

- 5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 9 December 2014.

6. SITE VISIT

- 6.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Monday, 2 March 2015, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

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 in respect of Case Nos. 14/03942/FUL and 14/01392/OUT, and other applications considered be amended as 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) having (i) considered (A) additional representations from the Sheffield Conservation Advisory Group and English Heritage, (B) the applicant's response to English Heritage, (C) additional information provided in respect of design issues - proposed materials, privacy issues and flood risk issues and (D) the officers response to the representations received from the Sheffield Conservation Advisory group and English Heritage, all as detailed in a supplementary report circulated at the meeting and (ii) heard representations at the meeting from the owner of an adjacent Public House speaking against the development, an application for planning permission for the development of land to provide a mixed use development comprising 98 dwellings (23 x 1-bed apartments, 39 x 2-bed apartments, 27 x 3-bed townhouses and 9 x 4-bed townhouses) and office space (Use Class B1, 731 square metres) in a range of buildings (maximum of 5 storeys high), associated car parking, landscaping and associated works, including new roads and pedestrian routes at the site of Richardson Cutlery Works, Alma Street (Case No. 14/04474/FUL) be granted conditionally, (1) subject to (I) an amendment to Condition 2 with the addition of further approved plans, (II) Conditions 4 and 20 being substituted with revised conditions concerning the submission of large scale details including materials and finishes for various elements of the development and sound attenuation works, (III) additional conditions in respect of (x) the development complying with the flood risk assessment, (xx) a written scheme of investigation for reporting archaeological fieldwork carried out on the site, (xxx) the submission of full details of any proposed alterations to Alma Street (both footway and highway) and (xxxx) a management strategy for car parking spaces, service arrangements for the commercial elements of the scheme and the intended management of the access road between the new properties and the existing premises at AW Tools and the Alms Houses on Alma Street and (IV) the completion of a legal agreement with an additional term added in respect of residents of the development being made aware of noise pollution should they

choose to open windows to their apartment, all as detailed in the aforementioned supplementary report and (2) with a request that highway officers investigate how parking provision can be improved in the area;

(c) having heard representations at the meeting from a local resident speaking against the development, an application for planning permission for the change of use from offices (B1) to hostel and erection of a porch at Norman House, 134 Upperthorpe (Case No. 14/04073/FUL) be granted, conditionally;

(d) having heard representations at the meeting from the applicant's representative speaking in support of the development, an application for planning permission for the laying out and construction of a hard standing measuring 17m by 31.2m at the South Yorkshire Police Sports and Social Club, Club House, Niagara Grounds, Niagara Road (Case No. 14/04066/FUL) be refused for the reason stated in the report now submitted;

(e) having heard representations at the meeting from the applicant's agent speaking in support of the development, an application for planning permission for the erection of a 1 x 6 storey office building and 1 x 8 storey office building (Use Class B1) with undercroft car parking and associated landscaping works at land adjacent to Ventana House, Pond Hill (Case No. 14/03593/FUL) be granted, conditionally, subject to Condition 2 being amended in respect of the addition of further approved plans, as detailed in a supplementary report circulated at the meeting;

(f) having (i) noted the change from an Outline to a Full planning application following a reassessment of its status and (ii) considered an additional written representation, as detailed in a supplementary report circulated at the meeting, an application for planning permission for alterations to two office buildings to form 12 residential units and 1 retail unit, including a rear dormer roof extension to the rear building at Meade House, 96 to 100 Middlewood Road (Case No. 14/02958/FUL) be granted, conditionally, subject to (A) conditions 1, 2 and 3 being substituted with a new condition in respect of the development being commenced within three years of the date of the decision letter, (B) additional conditions in respect of (1) the submission of a comprehensive and detailed hard and soft landscape scheme, (2) the implementation of the approved landscape works, (3) the management and maintenance time period for the soft landscaping and (4) requiring the Local Planning Authority to be notified when the landscape works are completed, all as detailed in the aforementioned supplementary report and (C) the completion of a legal agreement; and

(g) having noted a reduction in two car parking spaces to provide an increase in cycle stands to provide cycle parking for 44 bikes in the undercroft parking, as detailed in a supplementary report circulated at the meeting, an application for planning permission for an extension over an existing building to create 135 apartments (98 x 1 bed studio apartments and 37 twin bed studio apartments) including an ancillary management office, laundry, gym and cinema room at A Pinder Ltd, 24 Hodgson Street (Case No. 14/02514/FUL) be granted, conditionally, subject to (i) Condition 2 being amended in respect of the addition of further approved plans, as detailed in the aforementioned supplementary report and (ii) the

completion of a legal agreement.

8. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

- 8.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing a quarterly update of progress on the work being undertaken by the enforcement team within the City.

9. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE CITY CENTRE AND EAST AREA OF THE CITY

- 9.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases in the City Centre and East area of the City.

10. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE SOUTH AREA OF THE CITY

- 10.1 The Director of Regeneration and Development Services submitted a report providing an update on the progress of enforcement cases in the South area of the City. He provided further oral information at the meeting on the enforcement cases detailed in the report and in response to Members' questions. In addition, with regard to enforcement action in respect of Plot 5, Long Acres, 73 Newfield Lane (Page 162, Item 3), the date of the Committee resolution was amended to 20 December 2010 and it was proposed that, as detailed in the report now submitted, no further action be taken in respect of the outstanding sum of money required as part of the Section 106 agreement.

- 10.2 **RESOLVED:** That (a) the report be noted;

(b) the writing-off of an outstanding Section 106 Agreement debt in relation to a planning permission at Plot 5, Long Acres, 73 Newfield Lane (Case No. 06/04749/FUL) (Page 162 of the Agenda, Item 3) concerning the sum of £1,019.70, be endorsed; and

(c) the Director of Finance be advised of the aforementioned decision accordingly.

11. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE WEST AND NORTH AREA OF THE CITY

- 11.1 The Director of Regeneration and Development Services submitted a report providing an update on the progress of enforcement cases in the West and North area of the City. He provided further oral information at the meeting on the enforcement cases detailed in the report and in response to Members' questions. In addition, with regard to enforcement action in respect of the former Fire Station, Westwood New Road (Page 182, Item 19), the date of the Committee resolution was amended to 20 December 2010 and it was proposed that, as detailed in the report now submitted, no further action be taken in respect of the outstanding sum of money required as part of the Section 106 agreement.

11.2 **RESOLVED:** That (a) the report be noted;

(b) the writing-off of an outstanding Section 106 Agreement debt in relation to a planning permission at the former Fire Station, Westwood New Road (Case No. 03/04312/FUL) (Page 182 of the Agenda, Item 19), concerning the sum of £2,610, be endorsed; and

(c) the Director of Finance be advised of the aforementioned decision accordingly.

12. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

12.1 The Committee received and noted a report of the Director of Regeneration and Development Services 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.

13. DATE OF NEXT MEETING

13.1 It was noted that the next meeting of the Committee will be held on Tuesday, 3rd March 2015, at 2.00 pm, at the Town Hall.