

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 5 April 2016

PRESENT: Councillors Alan Law (Chair), Nasima Akther, David Baker, Jack Clarkson, Tony Damms, Roger Davison, Adam Hurst, Ibrar Hussain, Bryan Lodge, Peter Price, Denise Reaney, Peter Rippon, Chris Rosling-Josephs and Garry Weatherall

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Joyce Wright, 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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 15 March, 2016 were agreed as a correct record.

5. SHEFFIELD CONSERVATION ADVISORY GROUP MINUTES

5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 16 February 2016.

6. SITE VISIT

6.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair, be authorised to make arrangements for a site visit on Monday, 25 April 2016, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

7. HIGHWAYS ACT 1980, SECTION 119 - PROPOSED DIVERSION OF PART OF PUBLIC FOOTPATH: SHE/232 OFF OLD HAY LANE, DORE

7.1 The Director of Regeneration and Development Services submitted a report seeking authority to process an Order to alter the course of definitive public footpath SHE/232 off Old Hay Lane, Dore. The report stated that an application had been received from the landowner requesting that part of the 460 metre footpath between Old Hay Lane,

Dore and Penny Lane at Toley be diverted at Old Hay Cottage. It was proposed, as the route passed one metre from the applicant's front door, to move a 45 metre section of the path 16 metres east and south to provide security and privacy.

7.2 It was stated that the proposed diversion would have no detrimental effect on the surrounding highway network and its users.

7.3 **RESOLVED:** That (a) no objections be raised to the proposed diversion of definitive public footpath SHE/232 off Old Hay Lane, Dore as detailed in the report of the Director of Regeneration and Development Services and shown on the plan now exhibited, subject to satisfactory arrangements being made with the Statutory Undertakers with regard to their mains and services that may be affected; and

(b) authority be given for the Director of Regeneration and Development Services to:

(i) take all necessary action to divert the footpath under powers contained within Section 119 of the Highways Act 1980;

(ii) confirm the Order as an Unopposed Order, in the event of no objections being received, or all objections being resolved; and

(iii) submit the Order to the Secretary of State for confirmation in the event that objections received cannot be resolved.

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

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 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;

(b) having (i) considered representations from two local residents speaking at the meeting objecting to the proposed development and (ii) noted an amendment to the report now submitted by the deletion of the reference to the Core Strategy Policy CS31 (Page 43, 2nd Paragraph), as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of 20 dwellinghouses including the demolition of 11 Holtwood Road on land at the junction of Abbeyfield Road and Holtwood Road and 11 and 15 Holtwood Road (Case No. 15/04461/OUT) be granted, conditionally;

(c) having (i) considered representations from two local residents speaking at the meeting objecting to the proposed development and from the applicant speaking at the meeting in support of the development and (ii) noted (A) an amendment to the report now submitted concerning the location of the proposed double garage (Page 74, Line 19), as detailed in a supplementary report circulated at the meeting and (B) additional information an officer reported orally at the meeting in which he referred to the National Planning Policy Framework, in view of it being a material consideration with regard to highway safety, as there had been no reported injury accidents in a 5 year period between 2011 and 2015 on Meadowhead Avenue, an application for planning permission for the erection of two dwellinghouses and provision of a vehicular access on land to the rear of 35 Greenhill Main Road (Case No. 15/04052/FUL) be granted, conditionally, subject to (A) an additional condition requiring a construction management plan to be submitted in respect of vehicles engaged in the construction of the development and (B) amendments to Condition 2 in respect of the approved plans, Condition 4 in respect of the materials, Condition 5 in respect of landscaping, Condition 6 in respect of the sprinkler system, Condition 7 in respect of the garage details, Condition 10 in respect of the hardstanding and Condition 12 in respect of car parking, all as detailed in the supplementary report circulated at the meeting; and

(d) (i) having noted additional representations from the applicant and the officer's response, as detailed in a supplementary report circulated at the meeting, (ii) having heard representations from the applicant and a local Ward councillor speaking at the meeting in support of the revised development and (iii) following an oral statement from the Chair in which he informed the meeting that Members on the site visit that went to view the development did not engage with the objectors or applicants, an application for planning permission under Section 73 to vary Condition No. 2, as imposed by planning permission No. 14/02958/FUL 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, to allow the removal of the rear dormer roof extension and alterations to elevations at Meade House, 96 to 100 Middlewood Road (Case No. 15/03524/FUL) be refused (A) for the reason detailed in the report now submitted and (B) with authority given to (1) the Director of Regeneration and Development Services or Head of Planning to take all appropriate steps including, if necessary, enforcement action and the institution of legal proceedings to secure the reduction of the eaves height of Building 2 to the level approved under planning permission Case No. 14/02358/FUL on land at Meade House, 96 to 100 Middlewood Road (Case No. 15/03524/FUL) and (2) the Head of Planning, in liaison with the Co-Chair of this Committee, to vary the action in order to achieve the objectives hereby confirmed, including taking any action to resolve associated breaches of planning control.

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 9.1 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.

10. DATE OF NEXT MEETING

- 10.1 **RESOLVED:** That it be noted that the next meeting of the Committee will be held on Tuesday 26 April 2016 at 2.00 pm, at the Town Hall.