

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 14 January 2020

PRESENT: Councillors Jayne Dunn (Chair), Jack Clarkson, Roger Davison, Peter Garbutt, Dianne Hurst, Alan Law, Bob McCann, Zahira Naz, Peter Price, Peter Rippon, Andrew Sangar and Mike Chaplin (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Tony Damms and Chris Rosling-Josephs.

1.2 Councillor Mike Chaplin acted as substitute for Councillor Damms.

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 Zahira Naz declared a personal interest in Agenda Item No. 7b, Case No. 19/01580/FUL – Fletcher Plant Ltd, Clement Street, Sheffield, S9 5EA, as a local ward Member. Councillor Naz declared that she had not given an opinion or declared her position on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

4. MINUTES OF PREVIOUS MEETINGS

4.1 The minutes of meetings of the Committee held on 19th November 2019 and 17th December 2019 were approved as correct records.

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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6a. CASE NO. 19/02878/FUL - SITE OF 5 ROSAMOND DRIVE, SHEFFIELD, S17 4LW.

- 6a.1 Details of amendments to conditions, two additional conditions and details of a representation received from Sheffield and Rotherham Wildlife Trust were included within the Supplementary Report circulated and summarised at the meeting.
- 6a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 6a.3 Mr. Brian Holmshaw attended the meeting and spoke against the application.
- 6a.4 Mr. Jim Lomas (agent for the applicant) attended the meeting and spoke in support of the application.
- 6a.5 The Committee considered the report and proposed conditions, including the amended and additional conditions, having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and the supplementary report and also having regard to representations made during the meeting. The Committee also proposed amendments to conditions 9 and 13 to require the provision of a new beech hedge at the frontage of the site.
- 6a.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted and including the amendments to conditions 9 and 13 requiring the provision of a new beech hedge at the frontage of the site, for the demolition of dwellinghouse and erection of 5 dwellings including formation of access road, parking and landscaping works at the site of 5 Rosamund Drive, Sheffield, S17 4LW (Case No. 19/02878/FUL).

6b. CASE NO. 19/01580/FUL - FLETCHER PLANT LTD, CLEMENT STREET, SHEFFIELD, S9 5EA

- 6b.1 Details of amended conditions, additional representations and an additional consultation response from the Environmental Protection Service (EPS) were included within the Supplementary Report circulated and summarised at the meeting.
- 6b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and key issues set out in the report.
- 6b.3 Councillor Mazher Iqbal, Mr. Adam Oldridge, Dr Jonathan Willis and Mr. Brian Holmshaw attended the meeting and spoke against the application. Photographs of the local area and the site viewed from Mr. Oldridge's property and a further statement from a local resident were circulated to Members.

6b.4 Mr. Richard Fletcher attended the meeting and spoke in support of the application.

6b.5 The Committee considered the report and proposed conditions, including the amended conditions contained within the Supplementary Report, having regard to the development plan, the National Planning Policy Framework and other relevant considerations, as summarised in the report and also having regard to representations made and documents circulated during the meeting.

6b.6 **RESOLVED:** That:-

(1) That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for change of use from storage and distribution (use class B8) to a waste treatment/transfer use (sui generis) and the erection of a refuse derived fuel (RDF) processing building, covered storage bays and weighbridge at Fletcher Plant Ltd, Clement Street, Sheffield, S9 5EA (Case No. 19/01580/FUL).

(2) A letter be sent from the Committee to the Multi Agency Teams asking that they work together to resolve the issues experienced on the wider site.

9. CASE NO. 18/02477/FUL - 499 LOXLEY ROAD, SHEFFIELD, S6 6RP

6c.1 Amended plan reference numbers, additional representations and amended conditions were included within the Supplementary Report circulated and summarised at the meeting.

6c.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

6c.3 Ms. Zoe Butterworth, Mr. Adrian Webber, Ms. Sandra Stephens, Ms. Jill Stephens, Ms. Joanne Lee, Ms. Geraldine Mountain, Mr. Brian Holmshaw, Mr. Manesh Parekhon (on behalf of Olivia Blake MP) and Ms. Lenny Wood (on behalf of Loxley Valley Preservation Society) attended the meeting and spoke against the application.

6c.4 The Committee considered the report, having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and also having regard to representations made during the meeting.

6c.5 **RESOLVED:** That an application for planning permission for demolition of existing buildings and erection of 2 dwellinghouses at 499 Loxley Road, Sheffield, S6 6RP (Case No. 18/02477/FUL) be REFUSED on the grounds that the proposed development represented an overdevelopment of the site which was not in character with the context and appearance of the area. The scale and massing of the dwellings was considered to be too large and there was a lack of amenity space for family properties of this size. Furthermore, the development would lead

to the loss of an important view through to the Loxley Valley to the south. This would be contrary to the Loxley Valley Design Statement and the National Planning Policy Framework, as well as the UDP and the Core Strategy. In this case, Members of the Committee gave more weight to the character and design issues than to the issue of housing supply. The decision notice to be formulated and the final wording to be delegated to the Officer in consultation with the Co-Chairs of the Planning and Highways Committee.

10. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

7. The Committee received and noted a report of the Chief Planning Officer detailing new planning appeals received and planning appeals dismissed by the Secretary of State.

11. DATE OF NEXT MEETING

8. It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 28th January 2020 at the Town Hall, Sheffield.