

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 8 December 2020

**PRESENT:** Councillors Jayne Dunn (Chair), Jack Clarkson, Tony Damms, Roger Davison, Peter Garbutt, Dianne Hurst, Alan Law, Bob McCann, Peter Price, Chris Rosling-Josephs, Andrew Sangar, Adam Hurst (Substitute Member) and Garry Weatherall (Substitute Member)

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#### **1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Zahira Naz and Peter Rippon.
- 1.2 Councillors Adam Hurst and Garry Weatherall acted as substitutes.

#### **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 Further to Agenda Item 7f, Application No. 20/02081/FUL – Land adjacent to 18 Muskoka Drive, Sheffield, S11 7RJ, the Chair confirmed that she had received a representation from an objector which had been sent to all Members of the Committee. Members confirmed that they had all received the representation.
- 3.2 Further to Agenda Item 7g, Application No. 18/04034/OUT – Land adjacent 127 – 139 Long Line, Sheffield, S11 7TX, the Chair confirmed that she had received a representation from the agent which she had forwarded to Members of the Committee. Members confirmed that they had all received the representation.
- 3.3 Councillor Roger Davison declared a personal interest in Agenda Item 7f, Application No. 20/02081/FUL – Land adjacent to 18 Muskoka Drive, Sheffield, S11 7RJ, as a local ward member. Councillor Davison declared that he had not given an opinion or made up his mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

#### **4. MINUTES OF PREVIOUS MEETING**

- 4.1 The minutes of the meeting of the Committee held on 17<sup>th</sup> November 2020 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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**6.1 APPLICATION NO. 20/03193/FUL - 51-57 HIGH STREET AND SECOND FLOOR OF 59-73 HIGH STREET, CITY CENTRE, SHEFFIELD, S1 2GD**

- 6.1a Amended conditions were included within the Supplementary Report circulated and summarised at the meeting.

- 6.1b 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.

- 6.1c Susan Crowley and Stephen Hodder attended the meeting and spoke in support of the application.

- 6.1d The Committee considered the report and recommended conditions 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 and also having regard to representations made during the meeting.

- 6.1e **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, including the amended conditions for the demolition of 51-57 High Street and erection of a 39-storey tower plus basement comprising; 206 apartments (Use Class C3); plant at basement level; a commercial unit (commercial, business and services (Use Class E) or drinking establishment or hot food takeaway (Sui Generis) with mezzanine and ancillary residential accommodation at ground floor level; use of part of second floor of 59-73 High Street as ancillary residential accommodation; works including hard and soft landscaping to King Street and reconfiguration of access at the King Street/Angel Street junction at 51-57 High Street and second floor of 59-73 High Street, City Centre, Sheffield, S1 2GD (Application No. 20/03193/FUL)

**6.2 APPLICATION NO. 20/02631/FUL - LAND BOUNDED BY HOLLIS CROFT AND BROAD LANE, SHEFFIELD, S1 3BU**

- 6.2a Amended conditions were included within the Supplementary Report circulated and summarised at the meeting.

- 6.2b 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.

- 6.2c Nikki Sills attended the meeting and spoke in support of the application.
- 6.2d The Committee considered the report and recommended conditions 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 and also having regard to representations made during the meeting.
- 6.2e **RESOLVED:** That an application for planning permission be GRANTED, conditionally, subject to the completion of a legal agreement, for the reasons set out in the report and supplementary report, now submitted, including the amended conditions for the demolition of existing buildings and erection of a ten to twenty seven storey building providing 519 students beds (69 cluster flats and 45 studios) with associated facilities, servicing, access and landscaping at land bounded by Hollis Croft and Broad Lane, Sheffield, S1 3BU (Application No. 20/02631/FUL)
- 6.3 APPLICATION NO. 19/01970/OUT - WIGGAN FARM, 30 TOWNGATE ROAD, SHEFFIELD, S35 0AR**
- 6.3a A further representation and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6.3b 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.
- 6.3c Robin Hughes and Councillor Penny Baker attended the meeting and spoke against the application.
- 6.3d Roland Bolton attended the meeting and spoke in support of the application.
- 6.3e The Committee considered the report and recommended conditions 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 and also having regard to representations made during the meeting.
- 6.3f **RESOLVED:** That an application for outline planning permission for residential development of up to 67 dwellings (All matters reserved except Access) (Amended supporting submissions) at Wiggan Farm, 30 Towngate Road, Sheffield, S35 0AR (Application No. 19/01970/OUT) be REFUSED, as it would cause loss of non-designated heritage assets and cause harm to the setting of listed buildings and the final wording of the reasons for refusal would be agreed by officers in conjunction with the Chair.
- 6.4 APPLICATION NO. 20/02081/FUL - LAND ADJACENT 18 MUSKOKA DRIVE, SHEFFIELD, S11 7RJ**
- 6.4a An additional condition was included within the Supplementary Report circulated

and summarised at the meeting.

6.4b 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.

6.4c Jane Shelton, Tracey Johnson and Councillor Barbara Masters attended the meeting and spoke against the application.

6.4d The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary condition, now submitted and also having regard to representations made during the meeting.

6.4e **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the demolition of garage, erection of a dwellinghouse including provision of off road parking at land adjacent to 18 Muskoka Drive, Sheffield, S11 7RJ (Application No. 20/02081/FUL).

**6.5 APPLICATION NO. 18/04034/OUT - LAND ADJACENT 127 - 139 LONG LINE, SHEFFIELD, S11 7TX**

6.5a Additional representations and a report clarification were included within the Supplementary Report circulated and summarised at the meeting.

6.5b 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.

6.5c Geoff Wilson, Christopher Pennell, Ian Cracknell and Councillor Colin Ross attended the meeting and spoke against the application.

6.5d Sean Molyneaux, Kenny Dhillon and Laura Johnson attended the meeting and spoke in support of the application.

6.5e The Committee considered the report and recommended conditions 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 and also having regard to representations made during the meeting.

6.5f **RESOLVED:** That an application for planning permission for an outline application (all matters reserved) for the erection of 22 dwellings (Additional/amended supporting statements) (Amended Description) at Land adjacent 127 - 139 Long Line, Sheffield, S11 7TX (Application No. 18/04034/OUT), be REFUSED, for the reasons set out in the report and supplementary report, now submitted

**6.6 APPLICATION NO. 20/03052/FUL - 45 WESTBOURNE ROAD, SHEFFIELD,**

**S10 2QT**

- 6.6a Further representations and a report correction were included within the Supplementary Report circulated and summarised at the meeting.
- 6.6b 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.
- 6.6c Robin Hughes, Emma Boardwell and Richard Pearse attended the meeting and spoke against the application.
- 6.6d Mark Boyd and Nic Brereton attended the meeting and spoke in support of the application.
- 6.6e The Committee considered the report and recommended conditions 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 and also having regard to representations made during the meeting.
- 6.6f **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the conversion of two dwellinghouses to form a single dwellinghouse, including replacement of single-storey rear extension with two-storey rear extension, alterations to existing openings, formation of additional lightwell to basement and provision of new vehicular access and parking area at 45 Westbourne Road, Sheffield, S10 2QT (Application No. 20/03052/FUL).

**6.7 APPLICATION NO. 19/04536/FUL - SITE OF FORMER 2 THE COMMON, SHEFFIELD, S35 9WJ**

- 6.7a An amended condition and a deleted condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6.7b 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.
- 6.7c The Committee considered the report and recommended conditions 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.
- 6.7d **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the erection of 2x retail units (Use Class A1) and a cafe with drive-thru facility (Use Class A3), formation of associated access and parking at the site of Former 2 The Common Sheffield S35 9WJ (Application No. 19/04536/FUL).

**6.8 APPLICATION NO. 20/02409/FUL - LAND TO THE REAR OF 15 AND 17 BIRCH HOUSE AVENUE, SHEFFIELD, S35 0FH**

- 6.8a 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.
- 6.8b The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted.
- 6.8c **RESOLVED:** That an application for planning permission for the erection of a dwellinghouse with integral garage and associated parking at land to the rear of 15 and 17 Birch House Avenue, Sheffield, S35 0FH (Application No. 20/02409/FUL), be REFUSED, for the reasons set out in the report, now submitted.

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

- 7.1 The Committee received and noted a report of the Chief Planning Officer detailing new planning appeals received and planning appeals allowed or dismissed by the Secretary of State.
- 7.2 Michael Johnson (Service Manager - Development Management) informed Committee that two appeals had been lodged against Committee decisions.
- 7.3 An appeal had been received against the granted application adjacent 59 Daniel Hill Mews, Opposite 75 Daniel Hill Mews, adjacent 1 Daniel Hill Mews, opposite 6 Daniel Hill Mews, adjoining 83 Daniel Hill Mews, Sheffield, S6 3JJ (Application No. 19/00331/FUL) as the applicant disagreed with the restrictions placed on the garage usage.
- 7.4 The Inspector had dismissed an appeal against the Committee decision to refuse planning permission for erection of 2 dwellings with associated parking at Land Between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN (Application No: 19/03073/FUL). The Inspector agreed with Committee that the main issues to be the effect of the proposed development on 1) the character and appearance of the area, 2) the living conditions of occupants of 98 Wheel Lane with regard to outlook and light, and 3) the living conditions of future occupants of house two with regard to garden size.

**8. DATE OF NEXT MEETING**

- 8.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 12<sup>th</sup> January 2021 at 2pm.
- 8.2 The Chair wished everybody a Merry Christmas and a Happy New Year.

