

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 6 July 2021

PRESENT: Councillors Peter Price (Chair), Roger Davison, Peter Garbutt, Brian Holmshaw, Dianne Hurst, Zahira Naz, Chris Rosling-Josephs, Andrew Sangar, Garry Weatherall, Richard Williams, Alan Woodcock, Tony Downing (Substitute Member) and Tim Huggan (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Tony Damms and Bob McCann
- 1.2 Substitutes were Councillors Tony Downing and Tim Huggan respectively.

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 Richard Williams declared a personal interest in Agenda Item 7a, Application No's. 20/01930/FUL and 20/01932/FUL – Spout House, Spout Lane, Sheffield, S6 6EF, as a member of Friends of Loxley Valley who had made an objection. Councillor Williams declared that he was not aware of the objection and 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.
- 3.2 Councillor Roger Davison declared a personal interest in Agenda Item 7c, Application No. 20/04308/FUL – 51 Carrington Road, Sheffield, S11 7AT, 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.
- 3.3 Councillor Brian Holmshaw declared a personal interest in Agenda Item 7d, Application No. 21/00763/FUL – 15 Brocco Bank, Sheffield, S11 8RQ, as he had objected to the application prior to becoming a Councillor. Councillor Holmshaw left the meeting and took no part in the discussion or voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 19th May and 25th May 2021

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

6a. APPLICATION NO. 20/01930/FUL - SPOUT HOUSE, SPOUT LANE, SHEFFIELD, S6 6EF

- 6a.1 Application No's 20/01930/FUL and 20/01932/LBC were discussed together, however, the votes were taken separately.
- 6a.2 An additional representation, along with the officer response was included within the Supplementary Report circulated and summarised at the meeting. The Supplementary Report also contained a condition to be removed and an additional condition.
- 6a.3 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.
- 6a.4 Mark Carlile attended the meeting and spoke in support of the application.
- 6a.5 Tom Breslin attended the meeting and spoke in support of the application.
- 6a.6 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.
- 6a.7 **RESOLVED:** That an application for planning permission be GRANTED, conditionally including the removal of condition 30 and an additional condition, for the reasons set out in the report and supplementary report, now submitted, for the extension of existing dwellinghouse and outbuildings to form two detached dwellinghouses and erection of detached dwellinghouse with ancillary annexe with associated landscaping and access (Amended Plans, Updated Ecology Report and Landscaped drawings) at Spout House, Spout Lane, Sheffield, S6 6EF (Application No. 20/01930/FUL).

6b. APPLICATION NO. 20/01932/LBC - SPOUT HOUSE, SPOUT LANE,

SHEFFIELD, S6 6EF

6b.1 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.

6b.2 **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 repair and restoration of Spout House including erection of single storey rear extension, alterations and extensions to outbuildings to form an annexe to Spout House and a new dwellinghouse, erection of a new dwellinghouse and associated landscaping - Amended description at Spout House, Spout Lane, Sheffield, S6 6EF (Application No. 20/01932/LBC).

6c. APPLICATION NO. 20/04308/FUL - 51 CARRINGTON ROAD, SHEFFIELD, S11 7AT

6c.1 A further representation from Olivia Blake MP on behalf of 2 constituents, along with the officer response was 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

6c.3 Alison Wright, Jonathan Watkins, Diane Carr and Councillor Barbara Masters attended the meeting and spoke against the application.

6c.4 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.

6c.5 **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 change of use from dwellinghouse (Use Class C3) to a 4 bedroomed house in multiple occupation (Use Class C4) at 51 Carrington Road, Sheffield, S11 7AT (Application No. 20/04308/FUL).

6d. APPLICATION NO. 21/00763/FUL - 15 BROCCO BANK, SHEFFIELD, S11 8RQ

6d.1 A report correction was identified in the Supplementary Report circulated and summarised in the meeting. The report at page 88 identifies a representation referring to impact on no.35 Botanical Gardens. This address is incorrect, and

should read '35 Botanical Road'

- 6d.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.
- 6d.3 Carole Latham and Adam Martin attended the meeting and spoke in support of the application.
- 6d.4 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.
- 6d.5 **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 existing building and erection of a four storey building to form 8 apartments and formation of new vehicle access to form a subterranean car park, landscaping to form shared gardens and mature tree/hedge planting at 15 Brocco Bank, Sheffield, S11 8RQ (Application No. 21/00763/FUL).

6e. APPLICATION NO. 21/01059/RG3 - LAND BETWEEN BIRLEY MOOR AVENUE AND BIRLEY LANE, NEWSTEAD ROAD, SHEFFIELD, S12 3BH

- 6e.1 An additional representation along with the officer response and additional and amended drawings were detailed within the Supplementary Report circulated and summarised at the meeting.
- 6e.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.
- 6e.3 A statement against the application from Nigel Hancock was read out to the Committee.
- 6e.4 Richard Cookson attended the meeting and spoke in support of the application.
- 6e.5 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.
- 6e.6 **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 41 dwellinghouses and 3 apartment blocks (2 four-storey and 1 three-storey) comprising 36 apartments (77 total residential units) with associated highway infrastructure, parking and landscaping works at land Between Birley Moor Avenue And Birley Lane, Newstead Road, Sheffield, S12 3BH (Application No. 21/01059/RG3).

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.

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 27th July 2021 at 2pm.