

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 27 July 2021

PRESENT: Councillors Dianne Hurst (Chair), Tony Damms, Roger Davison, Peter Garbutt, Brian Holmshaw, Bob McCann, Peter Price, Chris Rosling-Josephs, Andrew Sangar, Garry Weatherall, Richard Williams and Barbara Masters (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillor Zahira Naz and Councillor Alan Woodcock.

1.2 Councillor Barbara Masters acted as substitute for Councillor Woodcock.

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 Peter Garbutt declared a personal interest in Agenda Item 7a, Application No. 21/02186/FUL - JA Home Starlight, 335 - 337 Abbeydale Road, Sheffield, S7 1FS, as a local ward member. Councillor Garbutt 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.

3.2 Councillor Barbara Masters declared a personal interest in Agenda Item No, 7c, Application No. 20/03752/OUT - Daisy Chain Middlewood Villas, 95 Langsett Road South, Sheffield, S35 0GY, as joint owner of a property nearby. Councillor Masters declared that she had not given an opinion or made up her mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

3.3 Councillor Richard Williams declared a personal interest in Agenda Item No, 7c, Application No. 20/03752/OUT - Daisy Chain Middlewood Villas, 95 Langsett Road South, Sheffield, S35 0GY. Councillor Williams declared that he had received an email from an objector but 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. The other Committee Members confirmed the same.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 6th July 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. 21/02186/FUL - JA HOME STARLIGHT, 335 - 337 ABBEYDALE ROAD, SHEFFIELD, S7 1FS

- 6a.1 An additional representation, along with the officer response and updated NPPF paragraphs 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

- 6a.3 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.

- 6a.4 **RESOLVED:** That an application for planning permission be GRANTED, conditionally for the reasons set out in the report and supplementary report, now submitted, Change of use of from retail (Use Class E) to pub/drinking establishment (Use Class Sui Generis), provision of a front covered terrace area, replacement of front windows and new first-floor windows, rear bin store and extraction flue to rear elevation at JA Home Starlight, 335 - 337 Abbeydale Road, Sheffield, S7 1FS (Application No. 21/02186/FUL).

6b. APPLICATION NO. 21/00266/FUL - QUALITY HOTEL SHEFFIELD, NORTH LANE END, SHEFFIELD, S35 3UH

- 6b.1 Updated NPPF paragraphs 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 the key issues in addition to presenting photographs of the site which were provided to committee members in advance of

the meeting.

6b.3 Andy Bainbridge, Councillor Mike Levery and Adam Hurst attended the meeting and spoke against the application.

6b.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.

6b.5 **RESOLVED:** That (1) an application for planning permission be REFUSED, for the reasons set out in the report and supplementary report, now submitted, for the use of hotel (Use Class C1) as 44 social housing dwellings (Use Class C3) (Amended Ownership Certificate received 21.04.2021) at Quality Hotel Sheffield, North Lane End, Sheffield, S35 3UH (Application No. 21/00266/FUL); and

(2) an amendment be made to condition 3 to delete the words 'it is considered that'.

6c. APPLICATION NO. 20/03752/OUT - DAISY CHAIN MIDDLEWOOD VILLAS, 95 LANGSETT ROAD SOUTH, SHEFFIELD, S35 0GY

6c.1 Two additional representations, along with the officer response and updated NPPF paragraphs 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

6c.3 Derek Beetlestone attended the meeting and spoke in support of 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 (1) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the outline application (all matters reserved) for the erection of an apartment block comprising up to 10 apartments (Resubmission of application 20/02908/OUT) (Amended Plans) at Daisy Chain, Middlewood Villas, 95 Langsett Road, South Sheffield, S35 0GY (Application No. 20/03752/OUT); and

(2) it was requested that applications regarding access and scale be brought back to Committee for approval.

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 17th August 2021 at 2pm.