

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 19 October 2021

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

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Bob McCann.

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 Brian Holmshaw declared a personal interest in Agenda Item 7, Tree Preservation Order No. 442, 11 Broomfield Road, Sheffield, S10 2SE, as a local ward member. Councillor Holmshaw 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 28th September 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. TREE PRESERVATION ORDER NO. 442 - 11 BROOMFIELD ROAD, SHEFFIELD, S10 2SE

6.1 Sam Thorn (Planning Officer, Landscape) attended the meeting and presented the report.

6.2 The Officer informed Committee a Section 211 notice for works on the tree had been received with the intention of removing the trees in the Conservation Area. In order to prevent the removal of the trees, a Tree Preservation Order was therefore served.

6.3 No objections to the Order had been received from the public.

6.4 **RESOLVED:** That Tree Preservation Order No. 442 be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. APPLICATION NO. 21/02770/FUL - 15 HIGH VIEW, SHEFFIELD, S5 8YE

7a.1 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.

7a.2 David Wright attended the meeting and spoke in support of the application.

7a.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 and also having regard to representations made during the meeting.

7a.4 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report for alterations to dwellinghouse including raising the roof to form an additional level of habitable accommodation, single storey side extension and new stepped access (amended description) at 15 High View, Sheffield, S5 8YE (Application No. 21/02770/FUL).

7b. APPLICATION NO. 21/02802/FUL - SITE OF FORMER SHEFFIELD SCIENCE PARK, 60 HOWARD STREET, SHEFFIELD, S1 2LX

7b.1 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.

7b.2 The Principal Committee Secretary read out a statement against the application from Mr. Paul Hanna

7b.3 Daniel Ladbury (Sheffield Hallam University) attended the meeting and spoke in support of the application.

7b.4 In response to the statement from Paul Hanna, the Planning Officer suggested

that Condition 29 be amended to include provision for the future maintenance of the rear wall of the listed building at 113 Arundel Street.

7b.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.

7b.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report now submitted, including the revised condition 29 regarding provision to allow for the future maintenance of the rear wall of the listed building, wording to be agreed by the Co-Chairs of the Planning and Highways Committee for the erection of three 4-7 storey buildings for educational use, formation of University Green and associated works at the Site Of Former Sheffield Science Park, 60 Howard Street, Sheffield, S1 2LX (Application No. 21/02802/FUL).

7c. APPLICATION NO. 21/01828/FUL - AIRCRAFT & COMMERCIAL TOOLS LTD, BOWLING GREEN STREET, SHEFFIELD, S3 8SU

7c.1 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.

7c.2 Chris McKinney (Kelham Island and Neepsend Neighbourhood Forum) attended the meeting and spoke against the application.

7c.3 Chloe Parmenter (Urbana Town Planning) attended the meeting and spoke in support of the application.

7c.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.

7c.5 On being put to the vote, the voting stood at 5 in favour of the officer recommendations, 5 against and 2 abstentions. The Chair then used his casting vote in favour of the officer recommendations.

7c.6 **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, now submitted, for the demolition of existing buildings and erection of a seven-storey building, comprising 90 co-living units, central courtyard amenity space and associated ancillary amenity space including bike store and co-working space (Use Class Sui Generis) and ground floor commercial units (Use Class E) at Aircraft & Commercial Tools Ltd, Bowling Green Street,

Sheffield, S3 8SU (Application No. 21/01828/FUL).

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 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.
- 8.2 The Planning Officer drew Members attention to the dismissal of an appeal against the Committee decision to refuse planning permission for the demolition of existing dwellinghouse and erection of a dwellinghouse at Bennett Cottage, Mayfield Road, Sheffield, S10 4PR (Case No: 17/02756/FUL).
- 8.3 The Inspector agreed with the Committee and concluded that there were no considerations to clearly outweigh the harm by reason of inappropriateness, the harm to the openness of the Green Belt, and the identified heritage and landscape harm and that very special circumstances have not been demonstrated to justify the appeal proposal. It was considered that the adverse impacts arising from the appeal proposal would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Framework taken as a whole, including the contribution to the supply of housing, and that both the national and local policies provide clear reasons for refusing the development.
- 8.4 Councillor Sangar noted that it was pleasing to read the Planning Inspector's comments. He also noted the dismissal of an appeal against the 15m high Phase 8 monopole with the provision of associated cabinets and ancillary works (Application to determine if approval is required for siting and appearance) at land 104 metres south of 40 Blackbrook Road, Sheffield, S10 4LP (Case No: 21/00847/TEL).
- 8.5 Councillor Holmshaw noted the dismissal of an appeal against the delegated decision of the Council to refuse planning permission for an outline planning application (seeking approval for all matters except landscaping) for the erection of 9 apartments in a 1 x 3/4 storey block with provision of new access and associated car parking accommodation at land at Crookes Road / Weston View, Sheffield, S10 5BZ (Case No: 20/01240/OUT)

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 9th November 2021 at 2pm.