

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 9 November 2021

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

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Bob McCann. Councillor Barbara Masters acted as substitute.

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 Chris Rosling-Josephs declared a personal interest in Agenda Item 7, Tree Preservation Order No. 443, High Street Beighton, Sheffield, S20 1HA, as a local ward member. Councillor Rosling-Josephs declared that he had been involved with local residents on the matter prior to the meeting, therefore would not 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 19th October 2021 were approved as a correct record, subject to two amendments:

7c.3 – Chloe Parmenter spoke in support of the development, not against.

8.5 - should read:

*‘Councillor Holmshaw noted the dismissal **of an appeal against** the delegated decision of the Council to refuse planning permission’*

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. 443, HIGH STREET BEIGHTON, SHEFFIELD, S20 1HA

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

6.2 The Officer informed Committee that the Order had been served in response to a local resident raising concerns that the tree at No. 31 High Street, Beighton may be lost. 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. 443 be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. APPLICATION NO. 21/03193/RG3 - LAND BETWEEN BIRLEY MOOR AVENUE AND BIRLEY LANE, NEWSTEAD ROAD, SHEFFIELD, S12 3BH

7a.1 An amended condition and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.

7a.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.

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 including the amended and additional condition.

7a.4 **RESOLVED:** That an application by the Council for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, including the amended and additional conditions, for the erection of 5 'Older persons independent living' (OPIL) residential buildings comprising of 123 apartments, community hall and cafe facilities (Main Block and Blocks B to D), erection of 18 supported residential apartments in 1 block - (Block A - Complex needs accommodation) and provision of hard/soft landscaping and car parking accommodation (Application under Regulation 3 - 1992)) at Land Between Birley Moor Avenue and Birley Lane, Newstead Road, Sheffield, S12 3BH (Application No. 21/03193/RG3).

7b. APPLICATION NO. 21/03334/RG3 - 20-22 (HENRY LEAH AND SONS LTD)

AND 24-26, CAMBRIDGE STREET, SHEFFIELD, S1 4HP

- 7b.1 This application and the application at Agenda Item No. 8c were presented together. Members voted on each application individually.
- 7b.2 Minor report corrections were contained within the Supplementary Report circulated and summarised at the meeting.
- 7b.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.
- 7b.4 Mr. Robin Hughes and Councillor Mike Drabble attended the meeting and spoke against the applications.
- 7b.5 Mr. James O'Hara attended the meeting and spoke in support of the application.
- 7b.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.
- 7b.7 Members requested that an additional informative be added to request that the large Victorian fireplace in the front room of the Tap and Tankard Public house be preserved, if possible.
- 7b.8 **RESOLVED:** That an application by the Council for planning permission be GRANTED, conditionally, for the reasons set out in the report including the additional informative for partial demolition (excluding facade retention) and erection of a three-storey building and redevelopment of 24-26 Cambridge Street to form a mixed use development together with 20-22 Cambridge Street (Leah's Yard) including cafe, restaurant, retail and office space (Class E), drinking establishment with expanded food provision (Sui Generis) and external seating including levelling works to external courtyard (Application under Regulation 3 - 1992) at 20-22 (Henry Leah and Sons Ltd) and 24-26 Cambridge Street, Sheffield, S1 4HP (Application No. 21/03334/RG3).

7c. APPLICATION NO. 21/03335/LBCRG3 - 20-22 (HENRY LEAH AND SONS LTD) AND 24-26, CAMBRIDGE STREET, SHEFFIELD, S1 4HP

- 7c.1 **RESOLVED:** That an application for Listed Building Consent by the Council be GRANTED, conditionally, for the reasons set out in the report and supplementary report for alterations to buildings to facilitate mixed used development including removal/replacement of staircases, removal of buttress walls, creation of new window and door openings, alterations to windows, floors, ceilings and external floorscape (Application under Regulation 3 - 1992) at 20-22 (Henry Leah and Sons Ltd) and 24-26 Cambridge Street, Sheffield, S1 4HP (Application No.

21/03335/LBCRG3).

7d. APPLICATION NO. 21/03006/FUL - LAND AT MEERSBROOK AVENUE, NEWSHAM ROAD AND WOODBANK CRESCENT, SHEFFIELD, S8 9ED

7d.1 An amended condition and an additional condition were included within the Supplementary Report circulated and summarised at the meeting. The Officer also informed Committee that the reference to a listed building should be removed from the report.

7d.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.

7d.3 Mr. Mike Sims attended the meeting and spoke against the application.

7d.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.

7d.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, including the amended and additional conditions, for the erection of 7 dwellinghouses with associated parking and landscaping at Land at Meersbrook Avenue, Newsham Road and Woodbank Crescent, Sheffield, S8 9ED (Application No. 21/03006/FUL).

7e. APPLICATION NO. 21/03684/CHU - 24 NORWOOD DRIVE, SHEFFIELD, S5 7BH

7e.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.

7e.2 A statement against the application from Councillor Mark Jones was read out to the Committee.

7e.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.

7e.4 **RESOLVED:** That an application for planning permission be GRANTED,

conditionally, for the reasons set out in the report for change of use of dwellinghouse (Use Class C3) to supported living accommodation for children and young persons (Use Class C2) at 24 Norwood Drive, Sheffield, S5 7BH (Application No. 21/03684/CHU).

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Chief Planning Officer detailing a new planning appeal received by the Secretary of State.

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 30th November 2021 at 2pm.