

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 1 March 2022

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

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Peter Garbutt. Councillor Bernard Little 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 No declarations were made.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 8th February 2022 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. 446, 15 BRINCLIFFE GARDENS, S11 9BG

6.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.

6.2 The Officer informed Committee that a Section 211 notice for removal of 2 trees

had been received with the intention of removing trees in the Conservation Area. In order to further protect the trees, a Tree Preservation Order was therefore served. One objection had been received which the officer had responded to.

- 6.3 Bill Anderson and Gary Grayson attended the meeting and spoke against the Tree Preservation Order.
- 6.4 Members discussed the need for a Tree Preservation Order, taking into account the impact on the streetscene and Conservation Area.
- 6.5 **RESOLVED:** That Tree Preservation Order No. 446 be confirmed unmodified.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. APPLICATION NO. 21/04810/FUL - LAND AT REAR OF 14-16 OLDFIELD AVENUE, OLDFIELD GROVE, SHEFFIELD, S6 6DR

- 7a.1 Corrections to the report 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 Stewart Smallwood attended the meeting and spoke in support of the application.
- 7a.4 Members felt that the addition of a condition to require swift boxes would help towards the developments biodiversity net gain.
- 7a.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 including the additional condition and also had regard to representations made during the meeting.
- 7a.6 **RESOLVED:** That (1) an additional condition requiring swift boxes be added, the final wording to be agreed with the Co-Chairs; and

(2) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report including the additional condition for the demolition of existing single storey garage/storage building and erection of 3x dwellinghouses with parking and landscaping (Resubmission of 21/02982/FUL) at Land At Rear Of 14-16 Oldfield Avenue, Oldfield Grove, Sheffield, S6 6DR (Application No. 21/04810/FUL).

7b. APPLICATION NO. 21/02633/FUL - 322 ABBEYDALE ROAD, SHEFFIELD, S7 1FN

- 7b.1 A report correction, an amended condition and deleted conditions were included within the supplementary report circulated and summarised at the meeting.
- 7b.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.
- 7b.3 Nicole Jewitt attended the meeting and spoke in support of the application.
- 7b.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 had regard to representations made during the meeting.
- 7b.5 **RESOLVED:** That an application for planning permission for the Retention of lean-to timber framed covered seating area at side of building (retrospective application) at 322 Abbeydale Road Sheffield S7 1FN (Application No. 21/02633/FUL) be DEFERRED, to enable further investigation by officers in conjunction with Environmental Protection into whether music can be played within the structure.

7c. APPLICATION NO. 20/00406/FUL - GARAGE SITE BETWEEN 31 AND 37, MEERSBROOK ROAD, SHEFFIELD, S8 9HU

- 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 A discussion took place regarding whether condition 11 should be strengthened to ensure that the materials used should reflect the immediately adjacent buildings.
- 7c.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 and the amended condition, now submitted and also had regard to representations made during the meeting.
- 7c.4 **RESOLVED:** That (1) condition 11 be amended to ensure that the materials used should reflect the immediately adjacent buildings, the final wording of the condition to be agreed with the Co-Chairs; and

(2) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, including the revised condition, for the demolition of 14 garages and subsequent erection of a three/four-storey apartment block (accommodating 4 x 1-bedroomed apartments) with associated parking and landscaping works (Resubmission of planning permission 19/01164/FUL) at

Garage Site Between 31 And 37 Meersbrook Road, Sheffield, S8 9HU
(Application No. 20/00406/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 an enforcement 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 22nd March 2022 at 2pm.