

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 13 September 2022

**PRESENT:** Councillors Dianne Hurst (Joint Chair), Mike Chaplin, Roger Davison, Brian Holmshaw, Barbara Masters, Bob McCann, Peter Price, Alan Woodcock, Cliff Woodcraft and Tony Downing (Substitute Member)

#### **1. APOLOGIES FOR ABSENCE**

- 1.1 Apologies for absence were received from Councillors Nighat Basharat, Tony Damms and Garry Weatherall.
- 1.2 Councillor Tony Downing acted as substitute for Councillor Damms.

#### **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 Roger Davison declared a personal interest in Agenda Item 10b, Application No. 22/01731/FUL – Silverdale School, Bents Crescent, Sheffield, S11 9QH, as a local ward member. Councillor Davison declared that as a local ward member, he had been involved in appeals for Silverdale School, therefore he would withdraw from the meeting and take no part in the discussion or voting thereon.
- 3.2 Councillor Barbara Masters declared a personal interest in Agenda Item 10b, Application No. 22/01731/FUL – Silverdale School, Bents Crescent, Sheffield, S11 9QH, as a local ward member. 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 Alan Woodcock declared a personal interest in Agenda Item 10c, Application No. 22/00101/FUL – Welbilt UK Ltd, Provincial Park, Nether Lane, Sheffield, S35 9ZX, as a local ward member. Councillor Woodcock 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 **RESOLVED UNANIMOUSLY:-** that the minutes of the meeting of the Committee held on 9<sup>th</sup> August 2022 were approved as a correct record.

**5. SITE VISIT**

- 5.1 **RESOLVED UNANIMOUSLY:-** 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. 452, 3 KENWOOD ROAD, SHEFFIELD, S7 1NP**

- 6.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report. It was noted that a modification was required as the tree was incorrectly labelled *Cedrus atlantica*, which needed to be amended to *Cedrus deodara*.
- 6.2 A request to make the TPO had been received which had been co-signed by several people with affiliations to 3 Kenwood Road which stated that one of the leaseholders had threatened to fell the tree to make way for parking spaces. A phone call had also been received from a concerned member of the public.
- 6.3 A TPO was made on 12<sup>th</sup> May 2022 and on 30<sup>th</sup> June 2022, the Community Tree Officer had attended the site and noted that work had begun, despite the tree being protected by the TPO and without planning consent. The matter had then been referred to the Council's Enforcement Team.
- 6.4 No objections had been received.
- 6.5 **RESOLVED UNANIMOUSLY:-** That Tree Preservation Order No. 452 be confirmed subject to the modification to amend the tree to *Cedrus deodara*.

**7. TREE PRESERVATION ORDER NO. 453 - 17 LYNDHURST ROAD, SHEFFIELD, S11 9BJ**

- 7.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 7.2 Complaints had been received by members of the public that an access and work had been commenced in woodland to the rear of 17 Lyndhurst Road. The site was subject to a pre-application enquiry, but no permissions had been granted by the Council.

7.3 The matter had been passed to the Enforcement Team who had requested a joint visit with the Community Tree Officer.

7.4 No objections had been received.

7.5 **RESOLVED UNANIMOUSLY:-** That Tree Preservation Order No. 453 be confirmed unmodified.

## **8. PROPOSED CLOSURE OF FOOTPATH LINKING COBDEN VIEW ROAD AND NORTHFIELD ROAD, CROOKES, SHEFFIELD**

8.1 Mark Reeder (Engineer Highway Records) attended the meeting and presented the report.

8.2 The closure was required to close an informal footpath between Cobden View Road and Northfield Road in the Crookes Area of Sheffield. The closure was required to enable an approved development to take place.

8.3 It was explained that whilst the footpath had no formal status, a claim had been received to formalise the route. A formal Closure Order was therefore required to normalise the situation.

8.4 Councillor Brian Holmshaw asked why the closure order was being sought before the claim had been heard and asked if the closure was pre-empting the claim.

8.5 Officers explained that the closure was required for the development, which had already been approved by the Council, to commence. The Council was pursuing the closure as if the claim had already been successful, so there was no prejudice to the claimants of the path that the claim hadn't been formally resolved prior to this closure process being undertaken. To formally close the footpath would enable the development to begin.

8.6 **RESOLVED** That:-

1. No objections be raised to the proposed closure of the footpath linking Cobden View Road and Northfield Road, Crookes, as shown as a solid black line on Appendix A of the report, subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected; and
2. Authority be given to the Director of Legal and Governance to:
  - a. Take all necessary action to divert the footpath under the powers contained within Section 257 of the town and Country Planning Act 1990; and
  - b. Confirm the Order as an Unopposed Order, in the event of no objections being received, or any objections being resolved and

withdrawn prior to the order being confirmed.

**9. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**9a. APPLICATION NO. 22/02416/FUL - LAND OPPOSITE HOLME HEAD, WHEEL DAM, RIVELIN VALLEY ROAD, SHEFFIELD, S6 5SF**

9a.1 Additional representations, along with the officer response, an amendment to reason 1 for refusal and a report correction were included within the supplementary report circulated and summarised at the meeting.

9a.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.

9a.3 Mick Hill, John Dolan and Susan Powers attended the meeting and spoke in support of the application.

9a.4 The Committee considered the report and recommendation 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.

9a.5 **RESOLVED UNANIMOUSLY:-** That the application for provision of enclosed dog walk/dog run area including 1.8m wire fencing, formation of parking area and timber shelter at Land Opposite Holme Head Wheel Dam, Rivelin Valley Road, Sheffield S6 5SF (Application No. 22/02416/FUL) be REFUSED for the reasons outlined in the report.

**9b. APPLICATION NO. 22/01731/FUL - SILVERDALE SCHOOL, BENTS CRESCENT, SHEFFIELD, S11 9QH**

9b.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.

9b.2 Sarah Sims attended the meeting and spoke in support of the application.

9b.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, now submitted and also had regard to representations made during the meeting.

9b.4 **RESOLVED UNANIMOUSLY:** That the Committee be MINDED TO GRANT

planning permission, conditionally, subject to referral to the Secretary of State for Levelling Up, Housing and Communities, for the reasons set out in the report, now submitted, for the erection of a 3-storey block to form additional classrooms at Silverdale School, Bents Crescent, Sheffield, S11 9QH (Application No. 22/01731/FUL).

**9c. APPLICATION NO. 22/00101/FUL - WELBILT UK LTD, PROVINCIAL PARK, NETHER LANE, SHEFFIELD, S35 9ZX**

- 9c.1 A report correction was included within the supplementary report circulated and summarised at the meeting.
- 9c.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.
- 9c.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 including the amended conditions and additional conditions, now submitted and also had regard to representations made during the meeting.
- 9c.4 **RESOLVED UNANIMOUSLY:** 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 extension to existing industrial/warehouse unit (Use Classes B2 and B8) at Welbilt Uk Ltd, Provincial Park, Nether Lane, Sheffield, S35 9ZX (Application No. 22/00101/FUL)

**10. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 10.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received and dismissed, and new enforcement appeals received by the Secretary of State.

**11. DATE OF NEXT MEETING**

- 11.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 11<sup>th</sup> October 2022 at 2pm in the Town Hall.