

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 14 February 2023

**PRESENT:** Councillors Dianne Hurst (Joint Chair), Nighat Basharat, Tony Damms, Roger Davison, Barbara Masters, Bob McCann, Peter Price, Garry Weatherall, Sophie Wilson, Cliff Woodcraft, Tom Hunt (Substitute Member) and Henry Nottage (Substitute Member)

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

- 1.1 Apologies for absence were received from Councillors Mike Chaplin, Brian Holmshaw and Alan Woodcock.
- 1.2 Councillor Tom Hunt acted as substitute for Councillor Mike Chaplin
- 1.3 Councillor Henry Nottage acted as substitute for Councillor Brian Holmshaw.

#### **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 Price declared a personal interest in Agenda Item No. 9c, Application No. 20/02550/FUL - Land Part Of Outokumpu Site, Fife Street And Blackburn Road And Storage Land At Grange Mill Lane, Sheffield, S9 as Ward Member. Councillor Price 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 Garry Weatherall declared a personal interest in Agenda Item No. 9c, Application No. 20/02550/FUL - Land Part Of Outokumpu Site, Fife Street And Blackburn Road And Storage Land At Grange Mill Lane, Sheffield, S9, as Ward Member and as an objector to the application. Councillor Weatherall declared that he would leave the meeting and take no part in the discussion or voting thereon.

#### **4. MINUTES OF PREVIOUS MEETING**

- 4.1 **RESOLVED:-** that the minutes of the meeting of the Committee held on 10<sup>th</sup> January 2023 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. PROPOSED CLOSURE OF FOOTPATH LINKING COBDEN VIEW ROAD AND NORTHFIELD ROAD, CROOKES, SHEFFIELD, S10**

- 6.1 The Chair informed the Committee that the report had been withdrawn as the objector to the proposed closure had withdrawn their objection. The order could now proceed to confirmation under delegated powers.

**7. TREE PRESERVATION ORDER NO. 461 - 3 WESTBOURNE ROAD, SHEFFIELD, S10 2QQ**

- 7.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 7.2 The tree had been subject to a Section 211 notice submitted by a tree surgeon acting as agent for the owner of the tree which stated the intention to remove the tree following complaints from the owner of an adjacent property.
- 7.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.
- 7.4 No objections had been received.
- 7.5 **RESOLVED:-** That Tree Preservation Order No. 461 be confirmed unmodified.

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

**8a. PLANNING APPLICATION NO. 22/01978/REM - LAND AT JUNCTION WITH CARR ROAD, HOLLIN BUSK LANE, SHEFFIELD, S36 2NR**

- 8a.1 A report clarification, an amendment to condition 2 and additional representations, along with the officer response were included within the supplementary report circulated and summarised at the meeting.
- 8a.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.

- 8a.3 Katie Purdam attended the meeting and spoke in support of the application.
- 8a.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 having regard to representations made at the meeting.
- 8a.5 **RESOLVED:-** That an application for approval of reserved matters be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for residential development for 69 dwellings including open space and associated landscaping and car parking spaces (Application to approve appearance, landscaping, layout and scale as reserved under planning permission no. 17/04673/OUT) (amended plans) at Land At Junction With Carr Road, Hollin Busk Lane, Sheffield, S36 2NR (Application No. 22/01978/REM)

**8b. PLANNING APPLICATION NO. 22/01020/FUL - BUILDING BETWEEN COTTON STREET AND 24 ALMA STREET, SHEFFIELD, S3 8SA**

- 8b.1 A report clarification, along with additional conditions were included within the supplementary report circulated and summarised at the meeting.
- 8b.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.
- 8b.3 Christopher Perry and Elsa Greaves attended the meeting and spoke against the application.
- 8b.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 having regard to representations made at the meeting.
- 8b.5 **RESOLVED:** that an application for planning permission for alterations and conversion of building from light Industrial (Use Class E) to create 14 dwellings (Use Class C3) (amended plans received 21.11.2022) at Building Between Cotton Street And 24 Alma Street, Sheffield, S3 8SA be DEFERRED to allow clarification of the implications for this site of the draft Local Plan.

**8c. PLANNING APPLICATION NO. 20/02550/FUL - LAND PART OF OUTOKUMPU SITE, FIFE STREET AND BLACKBURN ROAD AND STORAGE LAND AT**

## **GRANGE MILL LANE, SHEFFIELD, S9**

- 8c.1 Having previously declared his interest, Councillor Garry Weatherall left the meeting and took no part in the discussion or voting thereon.
- 8c.2 A condition correction and an additional consultee response were included within the supplementary report circulated and summarised at the meeting.
- 8c.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.
- 8c.4 Bridget Ingle, Andrew Nice and Johnny Nelson attended the meeting and spoke against the application.
- 8c.5 Lee Charnley attended the meeting and spoke in support of the application.
- 8c.6 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 having regard to representations made at the meeting.
- 8c.7 On being put to the vote, the voting stood at 5 for , 5 against and 1 abstention. The Chair then used her casting vote and it was:
- 8c.8 **RESOLVED:-** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for full planning application for enabling works comprising access, clearance and remediation, reprofiling, drainage, flood mitigation, landscaping and associated works at Land Part Of Outokumpu Site, Fife Street And Blackburn Road And Storage Land At Grange Mill Lane, Sheffield, S9 (Application No. 20/02550/FUL)

## **9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

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

## **10. DATE OF NEXT MEETING**

- 10.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 14<sup>th</sup> March 2023 at 2pm in the Town Hall.