

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 14 March 2023

**PRESENT:** Councillors Dianne Hurst (Joint Chair), Alan Woodcock (Joint Chair), Mike Chaplin, Roger Davison, Barbara Masters, Bob McCann, Peter Price, Garry Weatherall, Cliff Woodcraft, Tony Downing (Substitute Member), Bernard Little (Substitute Member) and Henry Nottage (Substitute Member) (minute no. 8b only).

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

- 1.1 Apologies for absence were received from Councillors Nighat Basharat, Tony Damms and Brian Holmshaw.
- 1.2 Councillor Tony Downing acted as substitute for Councillor Tony Damms
- 1.3 Councillor Bernard Little 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 There were no declarations of interest made.

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

- 4.1 **RESOLVED:-** that the minutes of the meeting of the Committee held on 14<sup>th</sup> February 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. TREE PRESERVATION ORDER NO. 460 - 20 TOTLEY HALL CROFT, TOTLEY, S17 4BE**

- 6.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 6.2 The owner of the tree had contacted the Council with concerns regarding the potential impact that development of the neighbouring site would have on the tree.
- 6.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.
- 6.4 No objections had been received.
- 6.5 **RESOLVED:-** That Tree Preservation Order No. 460 be confirmed unmodified.

**7. TREE PRESERVATION ORDER NO. 462 - MOUNT PLEASANT COMMUNITY CENTRE, SHARROW LANE, SHEFFIELD, S11 8AE**

- 7.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 7.2 A Council Landscape Officer had requested that the trees be inspected due to receipt of a planning application for the site.
- 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. 462 be confirmed unmodified.

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

**8a.1 PLANNING APPLICATION NO. 21/01694/FUL - LAND REAR OF DIXON DAWSON CHARTERED ARCHITECTS, 6 MOOR OAKS ROAD, SHEFFIELD, S10 1BX**

- 8a.1 An additional representation had been received from the Chair of the BBEST Neighbourhood Planning Forum and was reproduced in full, along with the officer response in the supplementary report, circulated and summarised at the meeting. Information regarding the Draft Local Plan and a corrected condition were also included within the supplementary report.
- 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 Councillor Angela Argenzio attended the meeting and spoke against 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 planning permission be GRANTED, conditionally subject to Legal Agreement, for the reasons set out in the report and supplementary report, now submitted, for the erection of 13 apartments in a three/four storey block with associated, landscaping, parking and formation of access at Land rear of Dixon Dawson Chartered Architects, 6 Moor Oaks Road, Sheffield, S10 1BX (Application No. 21/01694/FUL)

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

- 8b.1 As the application had been deferred at the meeting held on 14<sup>th</sup> February 2023 to allow for clarification of the designation and implications for the site in the Publication Draft Local Plan, Councillors Mike Chaplin, Tony Downing, Bernard Little, Barbara Masters and Alan Woodcock left the meeting as they had not been present at the previous meeting to hear the officer presentation and public representations.
- 8b.2 Councillor Henry Nottage entered the meeting as he had been present at the previous meeting as substitute for Councillor Brian Holmshaw.
- 8b.3 A report clarification, additional conditions and supplementary information were included within the supplementary report circulated and summarised at the meeting.
- 8b.4 The Officer detailed the contents of the supplementary report in respect of the Draft Local Plan and presented an image of the area showing the Draft Local Plan designations of the application site and other areas to the North.
- 8b.5 Robin Hughes attended the meeting and spoke against the application.
- 8b.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 reports, now submitted and also having regard to representations made at the meeting.
- 8b.7 **RESOLVED:-** That an application for approval of planning permission be

GRANTED, conditionally subject to Legal Agreement, for the reasons set out in the report and supplementary reports, now submitted, 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 (Application No. 22/01020/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 18<sup>th</sup> April 2023 at 2pm in the Town Hall.