

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 23 May 2023

**PRESENT:** Councillors Alan Woodcock (Joint Chair), Mike Chaplin (Joint Chair), Roger Davison, Barbara Masters, Peter Price, Cliff Woodcraft, Tony Downing and Bernard Little

#### **1. EXCLUSION OF PUBLIC AND PRESS**

2.1 No items were identified where resolutions may be moved to exclude the press and public.

#### **2. APOLOGIES FOR ABSENCE**

1.1 Apologies for absence were received from Councillor Julie Grocutt.

#### **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 18th April 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. 463 - 22 WHEEL LANE, GRENOSIDE, SHEFFIELD, S35 8RN**

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

6.2 A member of the public had requested that the tree be considered for protection following from the removal of multiple other, nearby trees.

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. 463 be confirmed unmodified.

**7. TREE PRESERVATION ORDER NO. 464 - LIMPITS FARM, RUSHLEY ROAD, S17 3EH**

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

7.2 The Council had received a section 211 notice (reference 22/03992/TCA) giving notice of removal of the tree, stating damage to the adjacent stone wall as the reason for removal.

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. 464 be confirmed unmodified

**8. TREE PRESERVATION ORDER NO. 465 - 9 CLUMBER ROAD, SHEFFIELD, S10 3LE**

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

8.2 The Council had received a section 211 notice (reference 22/04128/TCA) giving notice of removal of the tree, stating concern that the tree would damage the adjacent wall, and reporting issues of shade and potential limb failure over neighbouring land.

8.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.

8.4 No objections had been received.

8.5 **RESOLVED:-** That Tree Preservation Order No. 465 be confirmed unmodified.

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

**9.1 PLANNING APPLICATION NO. 23/00493/OUT - FORMER SITE OF CASTLE MARKET, EXCHANGE STREET, SHEFFIELD, S2 5TR**

9a.1 A report clarification, one additional condition, amendments to conditions 5, 14,

15 and 16 and an additional representation along with the officer response were included in the Supplementary Report which was 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 Viv Thom, Anthony Wood and Simon Ogden attended the meeting and spoke against 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 having regard to representations made at the meeting.
- 9a.5 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the regeneration of Castle Site, including: new public realm open space including the partial de-culverting of the River Sheaf and refurbishment/adaptation of the retained structure above the upper chamber. Outline application for the construction of buildings on prepared development plots (for use within Use Classes: E (Commercial, business and service), F.1 (Learning and non-residential institutions), F.2 (Local community), C1 (Hotels), C2 (Residential institutions) and/ or C3 (Dwellinghouses) and/ or for use as a drinking establishment, and/ or as a hot food takeaway (sui generis)) together with an area of public realm readied for the River Sheaf to be de-culverted at a later date at Former Site Of Castle Market, Exchange Street, Sheffield, S2 5TR (Application no. 23/00493/OUT).

## **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, dismissed and allowed and Enforcement Appeals received and dismissed by the Secretary of State.

## **11. DATE OF NEXT MEETING**

- 11.1 The date for the next meeting of the Planning and Highways Committee was Tuesday 20th June 2023 at 2pm in the Town Hall