

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 7 November 2023

PRESENT: Councillors Alan Woodcock (Joint Chair), Glynis Chapman, Roger Davison, Tony Downing, Bernard Little, Barbara Masters, Laura Moynahan, Iby Ullah, Cliff Woodcraft and Tony Damms (Substitute Member)

1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Mike Chaplin and Garry Weatherall.
- 1.2 Councillor Tony Damms Acted as substitute for Councillor Weatherall.

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 10th October 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. PROPOSAL TO DIVERT PART OF FOOTPATH SHE/565 AT BRUNSWICK SCHOOL, LINKING BRIDBY STREET AND STATION ROAD, WOODHOUSE S13

6.1 Mark Reeder (Technical Officer) attended the meeting and presented the report.

6.2 The Highway Authority had received an application from the City Council's Education Department requesting a diversion of footpath SHE/565. The footpath currently runs directly through the school grounds and separates the main school from the sports facilities.

6.3 No objections had been received from the statutory undertakers, emergency services and other relevant bodies. Public consultation would be carried out once the Order was made.

6.4 **RESOLVED:** that

1. No objections be raised to the proposed diversion of part of definitive public footpath SHE/565, as shown on the plan at Appendix A to 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 General Counsel to:
 - a. Take all necessary action to divert the footpath under the powers contained within Section 119 of the Highways Act 1980; and
 - b. Confirm the Order as an Unopposed Order, in the event of no objections being received, or any objections received being resolved.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a. PLANNING APPLICATION NO. 23/01960/FUL - PARK HILL ESTATE, DUKE STREET, PARK HILL, SHEFFIELD, S2 5RQ

7a.1 This application was presented in conjunction with the following application (23/01961/LBC).

7a.2 Additional representations along with the officer response were included within the Supplementary Report which was circulated at the meeting.

7a.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.

- 7a.4 Dave Watkin attended the meeting and spoke against the applications.
- 7a.5 Steve Thomas attended the meeting and spoke in support of the applications.
- 7a.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.
- 7a.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 report, now submitted, for the refurbishment and alterations to the Duke Street block for a mixed-use development comprising 125 residential apartments, two commercial units (Use Class E) with landscaping, car parking and other associated works (AMENDED PROPOSAL) at Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ (Application No. 23/01960/FUL).

7b. PLANNING APPLICATION NO. 23/01961/LBC - PARK HILL ESTATE, DUKE STREET, PARK HILL, SHEFFIELD, S2 5RQ

- 7b.1 This application was presented in conjunction with the previous application.
- 7b.2 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.
- 7b.3 **RESOLVED:-** That an application for approval of listed building consent be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the refurbishment and alterations to the Duke Street block for a mixed-use development comprising 125 residential apartments, two commercial units (Use Class E) with landscaping, car parking and other associated works (AMENDED PROPOSAL) at Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ (Application No. 23/01961/LBC).

7c. PLANNING APPLICATION NO. 23/02687/FUL - SITE OF 340 LYDGATE LANE, SHEFFIELD, S10 5FU

- 7c.1 An additional representation, along with the officer response and an additional condition were included within the Supplementary Report which was circulated and summarised at the meeting.
- 7c.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.

- 7c.3 Adam Bacon attended the meeting and spoke against the application.
- 7c.4 Alasdair Struthers attended the meeting and spoke in support of the application.
- 7c.5 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.
- 7c.6 **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 erection of a three/four-storey building to form 7x apartments with associated landscaping, car parking, bike storage and refuse storage at the site Of 340 Lydgate Lane, Sheffield, S10 5FU (Application no. 23/02687/FUL).

7d. PLANNING APPLICATION NO. 23/00334/FUL - THE SPORTSMAN, 156 DARNALL ROAD, SHEFFIELD, S9 5AD

- 7d.1 An additional consultation response, 2 further conditions and a report clarification were included within the Supplementary Report which was circulated and summarised at the meeting.
- 7d.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.
- 7d.3 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.
- 7d.4 **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 change of use of public house to create 16 bed HMO (Sui Generis) retention of rear dormer window and erection of a single-storey side extension with associated works (Amended description) at The Sportsman, 156 Darnall Road, Sheffield, S9 5AD (Application No. 23/00334/FUL).

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed and allowed by the Secretary of State.
- 8.2 Members asked why one appeal for off road parking had been disallowed when the appeal for off road parking for a property next door had been allowed. The Planning Officer explained that different Planning Inspectors often had different views.

9. DATE OF NEXT MEETING

- 9.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 5th December 2023 at 2pm. In the Town Hall.