

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 17 September 2024

**PRESENT:** Councillors Alan Woodcock (Joint Chair), Nikki Belfield, Glynis Chapman, Tony Downing, Marieanne Elliot, Henry Nottage, Janet Ridler, Richard Williams, Mark Whittaker, Mia Drazaic (Substitute Member) and Barbara Masters (Substitute Member)

#### **35. APOLOGIES FOR ABSENCE**

- 35.1 Apologies for absence were received from Councillors Nighat Basharat, Garry Weatherall and Cliff Woodcraft.
- 35.2 Councillor Mia Drazaic acted as substitute for Councillor Basharat and Councillor Barbara Masters acted as substitute for Councillor Woodcraft.

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

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

#### **37. DECLARATIONS OF INTEREST**

- 37.1 Councillor Mike Chaplin declared a personal interest in Agenda Item No. 7a (Application No. 23/02828/FUL – Land 300M South Of Junction With Whitelow Lane, Shorts Lane, Sheffield, S17 3AH), as a Member of the Peak District National Park Authority. Councillor Chaplin took part in the discussion and voting thereon, as he had not given an opinion or made up his mind on the application prior to the meeting.
- 37.2 Councillor Nikki Belfield declared a personal interest in Agenda Item No. 7b (Application No. 24/02019/FUL – - Land And Buildings Between 119 And 127 Bevercotes Road, Sheffield, S5 6HB), as a local ward member. Councillor Belfield took part in the discussion and voting thereon, as she had not given an opinion or made up her mind on the application prior to the meeting.

#### **38. MINUTES OF PREVIOUS MEETING**

- 38.1 The minutes of the previous meeting of the Committee held on 20<sup>th</sup> August 2024 were agreed as a correct record.

**39. SITE VISIT**

- 39.1 **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.

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

**40a. PLANNING APPLICATION NO. 23/02828/FUL - LAND 300M SOUTH OF JUNCTION WITH WHITELOW LANE, SHORTS LANE, SHEFFIELD, S17 3AH**

- 40a.1 Additional representations along with the officer response were included within the Supplementary Report which was circulated and summarised at the meeting.
- 40a.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.
- 40a.3 David Bardsley, Debbie Harrison, Bernard Shorter, James Mee and Sue Millward attended the meeting and spoke against the application.
- 40a.4 Andy Irving and Joanne Warnock attended the meeting and spoke in support of the application.
- 40a.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.
- 40a.6 A motion to add a condition to restrict who could access the site was moved by Councillor Tony Downing and seconded by Councillor Mike Chaplin. On being put to the vote by a show of hands, the motion was passed with two votes for, one against and 9 abstentions.
- 40a.7 Following the vote, Councillor Chaplin felt that the result did not reflect the will of the Committee and moved that the previous motion should be withdrawn. This was seconded by Councillor Downing. On being put to the vote, the motion to withdraw the condition to restrict who could access the site was passed unanimously.
- 40a.8 **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 from sui generis (Equestrian) to sui generis (Dog day care) at Land 300M South Of Junction With Whitelow Lane,

Shorts Lane, Sheffield, S17 3AH (Application no. 23/02828/FUL).

**40b. PLANNING APPLICATION NO. 24/02019/FUL - LAND AND BUILDINGS BETWEEN 119 AND 127 BEVERCOTES ROAD, SHEFFIELD, S5 6HB**

- 40b.1 Additional representations along with the officer response, were included within the Supplementary Report which was circulated at the meeting.
- 40b.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.
- 40b.3 Qasim Aslam attended the meeting and spoke in support of the application.
- 40b.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.
- 40b.5 It was moved and seconded that a directive be added to ask that the applicant look into how the gates could be made less noisy, wording to be finalised by the planning officer in conjunction with the Co-Chairs of Planning and Highways Committee. On being put to the vote, the additional directive was passed unanimously.
- 40b.6 It was moved and seconded that a condition be added regarding the provision of a bin storage area for the development. On being put to the vote, the additional condition was passed unanimously.
- 40b.8 **RESOLVED:** That an application for approval of planning permission be GRANTED conditionally, including the additional directive and condition, for the reasons set out in the report and supplementary report now submitted, for the erection of two/single-storey rear extension to cultural centre at Land And Buildings Between 119 And 127 Bevercotes Road, Sheffield, S5 6HB (Application no. 24/02019/FUL)

**40c. PLANNING APPLICATION NO. 24/01672/FUL - PARK HILL ESTATE, DUKE STREET, PARK HILL, SHEFFIELD, S2 5RQ**

- 40c.1 This application was presented in conjunction with agenda item no. 7d – Planning Application No. 24/01673/LBC - Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ
- 40c.2 The Officer presented the report which gave details of the applications, 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.

- 40c.3 David Watkins and Steve Thomas attended the meeting and spoke in support of the applications
- 40c.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, now submitted, and also having regard to representations made at the meeting.
- 40c.5 It was moved and seconded that an amendment be made to Condition 20 to add that a plan be proposed for the provision, storage and fire risk assessment of e-bikes within the development. On being put to the vote, the motion was passed.
- 40c.6 It was moved and seconded that the hours outlined in Condition 38 regarding waste disposal be aligned with Condition 37 regarding deliveries. On being put to the vote, the motion was passed.
- 40c.7 It was moved and seconded that a directive be added to include the consideration of anti-social behaviour issues and criminal activity in the area and to ask the developer to work with the police and other relevant bodies. On being put to the vote, the motion was passed.
- 40c.8 **RESOLVED:** That an application for approval of planning permission be GRANTED conditionally, including amended conditions and additional directive, for the reasons set out in the report now submitted, for Park Hill Phase 5 - refurbishment and alterations to the Talbot Street block for a mixed-use development comprising 105 residential apartments and commercial space (Use Class E) with landscaping, car parking and other associated works at Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ (Application no. 24/01672/FUL)

**40d. PLANNING APPLICATION NO. 24/01673/LBC - PARK HILL ESTATE, DUKE STREET, PARK HILL, SHEFFIELD, S2 5RQ**

- 40d.1 This application was presented in conjunction with agenda item no. 7c – Planning Application No. 24/01672/FUL - Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ
- 40d.2 **RESOLVED:** That an application for approval of listed building consent be GRANTED conditionally, for the reasons set out in the report now submitted, for Park Hill Phase 5 - Refurbishment and alterations to the Talbot Street block for a mixed-use development comprising 105 residential apartments, commercial space (Use Class E) with landscaping, car parking and other associated works at Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ (Application no. 24/01673/LBC)

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

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

**42. DATE OF NEXT MEETING**

- 42.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 15<sup>th</sup> October 2024 at 2pm in the Town Hall.