

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 6 January 2015

PRESENT: Councillors Alan Law (Chair), David Baker, Jack Clarkson, Tony Damms, Roger Davison, Tony Downing (Deputy Chair), Ibrar Hussain, Bob Johnson, Bryan Lodge, Roy Munn, Peter Price, Denise Reaney and Joyce Wright

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

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 The Chair (Councillor Alan Law) declared a personal interest in an application for planning permission for the use of a distribution centre/warehouse for the permanent establishment and expansion of a post-16 school with associated alterations, including a single-storey extension to form an entrance, re-cladding and installation of windows and doors at 6 Hydra Business Park, Nether Lane, as a relative attended the existing school and indicated that, whilst he would still chair the meeting, he would not speak or vote. At the point of the vote he vacated the chair, which was then occupied by the Deputy Chair (Councillor Tony Downing).

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the previous meeting of the Committee held on 9 December 2014 were approved as a correct record.

5. SHEFFIELD CONSERVATION ADVISORY GROUP

5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 18 November 2014.

6. SITE VISIT

6.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Monday, 19 January 2015, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

RESOLVED: That (a) the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided as shown in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose;

(b) having noted (i) a correction to the report now submitted relating to affordable housing, (ii) Condition 5 had been deleted and (iii) that the Legal Agreement had been received, all as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of a mixed use development comprising managed student accommodation (535 beds), private apartments (74) and Class B1 Offices (385sqm) with ancillary facilities and associated landscaping at the site of Denby Street Car Park, Denby Street (Case No. 14/03597/FUL) be granted, conditionally;

(c) having noted an additional representations from Sport England who confirmed they had no objections to the development and from the Coal Authority confirming their objection had been withdrawn, as detailed in a supplementary report circulated at the meeting, an application for planning permission by the City Council under Regulation 3 of the Town and Country Planning (General) Regulations 1992, in respect of the erection of a leisure facility (North Active) including swimming pool, learner pool, fitness suite, exercise/dance studio, multi-use studio, changing facilities, health consultation/treatment rooms, associated works, car parking accommodation and road improvement scheme along Pack Horse Lane at land at Thorncliffe Recreation Ground, Mortomley Close (Case No. 14/03537/RG3) be granted, conditionally, subject to (i) additional conditions in respect of (A) the requirement for a Traffic Management Plan in relation to the use of the car park by parents of the adjacent school for drop off and collection times and (B) an intrusive site investigation report in relation to recorded mine entries within the site and (ii) an amendment to Condition 7 by the addition of the words “of road markings and signs” after the words “including the provision” in respect of the second highway improvement, as detailed in the aforementioned supplementary report;

(d) (i) having (A) noted (1) additional representations from the South Yorkshire Passenger Transport Executive and the officer’s response, (2) a proposed amendment to Condition 8 in respect of the possible provision of bus laybys, and (3) that Condition 20 had been attached in relation to the building meeting 10% of energy needs from alternative sources, all as detailed in a supplementary report circulated at the meeting and (B) heard representations from a representative of the applicant speaking at the meeting in support of the proposed development and (ii) notwithstanding the officer’s recommendation, an application for planning permission for the use of a distribution centre/warehouse for a post-16 school with associated alterations, including a single-storey extension to form an entrance, re-cladding and installation of windows and doors at 6 Hydra Business Park, Nether Lane (Case No. 14/03411/FUL) be refused, as the Committee considered that the development would compromise pedestrian safety and the preferred commercial

use of the site which was viewed to be inappropriate for a post-16 school;

(e) having considered (i) additional representations and the officer's response, as detailed in a supplementary report circulated at the meeting and (ii) representations at the meeting from a neighbour speaking against the development and from the applicant speaking at the meeting in support of the development, an application for planning permission for the demolition of outbuildings and erection of five new dwellings, associated landscaping and removal of trees at Shirle Hill House, 6 Cherry Tree Road (Case No. 14/03252/FUL) be granted, conditionally;

(f) having (i) noted that Ecclesfield Parish Council had withdrawn their objection to the application, as detailed in a supplementary report circulated at the meeting and (ii) heard representations at the meeting from four local residents speaking against the development and from the applicant and the applicant's agent speaking at the meeting in support of the development, a retrospective application for planning permission for the retention and re-positioning of an existing refrigeration unit to the rear elevation and encasement in a sound reduction enclosure at Village News, 176 to 178 Main Street, Grenoside (Case No. 14/01042/FUL) be granted, conditionally;

(g) having considered (i) an amended report circulated prior to the meeting, which provided additional information to the report circulated with the agenda in relation to its introduction, representations and Condition 6 and (ii) representations at the meeting from four local residents speaking against the development and from the applicant and the applicant's agent speaking at the meeting in support of the development, an application for planning permission under Section 73 to vary condition 3 (hours of use) and condition 6 (cooking equipment), concerning the planning permission for the use of a dwellinghouse as a restaurant/cafe (Class A3) on the ground floor with a flat at the first floor level (Case No.13/02171/CHU), by increasing the opening hours of the cafe to between 0800 hours and 1800 hours (Monday to Friday) and between 0900 hours and 1600 hours (Saturday, Sunday and Bank/Public Holidays) and for the retention of 2 microwave ovens, 1 safety fat fryer and 1 griddle to be used in the cafe at Village News, 176 to 178 Main Street, Grenoside (Case No. 14/01031/CHU) be granted, conditionally;

(h) having considered representations at the meeting from a local Ward Councillor commenting on traffic and transport issues relating to the proposed development, an application for planning permission for alterations and improvements to Graves Tennis and Leisure Centre including construction of a 25 metres swimming pool, teaching pool, wet and dry changing facilities, 2 indoor tennis courts, extension to the tennis centre, provision of a 100 station fitness suite, exercise studios, and associated flexible rooms, catering and circulation spaces, car parking accommodation and vehicular access from Bochum Parkway at Graves Tennis and Leisure Centre, Bochum Parkway (Case No. 14/00709/FUL) be granted, conditionally, subject to (i) an additional condition being attached in respect of the inclusion of public art within the development and (ii) Condition 12 being amended in respect of the additional words "and associated signage" after the words "footway/cycleway" in respect of the second highway improvement, all as detailed in a supplementary report circulated at the meeting; and

(i) having considered (i) amendments to the report circulated with the agenda in respect of the final sentence on page 177 and the fourth and ninth paragraph on page 189, as detailed in a supplementary report circulated at the meeting and (ii) representations at the meeting from four people speaking against the development and from the applicant's agent speaking at the meeting in support of the development, an application for planning permission for the demolition of an existing disused electrical substation and erection of 2 terraced dwellinghouses (Class C3), with associated landscaping and car parking provision at site of the former electricity substation adjacent to 47 Roach Road (Case No. 13/01689/FUL) be granted, conditionally.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Director of Regeneration and Development Services detailing (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee will be held on Tuesday, 20 January 2015 at 2.00 pm at the Town Hall.