

Planning and Highways Committee

Meeting held 4 September 2015

PRESENT: Councillors Alan Law (Chair), Ian Auckland (Substitute Member), David Baker, John Booker (Substitute Member), Tony Damms, Roger Davison, Adam Hurst, Bryan Lodge, Peter Price, Peter Rippon, Chris Rosling-Josephs, Garry Weatherall and Joyce Wright

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Jack Clarkson and Denise Reaney and Councillors John Booker and Ian Auckland attended as the duly appointed substitutes. Apologies for absence were also received from Councillors Nasima Akther and Ibrar Hussain but no substitutes were appointed.

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 Councillor Ian Auckland declared a personal interest in respect of representations he had made as a local Ward Councillor on the proposed development for the demolition of a library and erection of a three storey building to provide medical centre, public library and pharmacy, with associated car parking accommodation and landscaping works at Woodseats Library, Chesterfield Road (Case No. 15/01149/FUL). Councillor Auckland stated that he had not predetermined his views and would consider the application with an open mind and therefore participate in its determination.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 18 August 2015 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair of the Committee, be authorised to make 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. PROPOSED DIVERSION OF PART OF THE PUBLIC FOOTPATH ON THE WEST SIDE OF HALLAM PRIMARY SCHOOL, FULWOOD

6.1 The Director of Regeneration and Development Services submitted a report

seeking authority to process a Public Footpath Diversion Order required to divert part of the adopted public footpath linking Redmires Road and Public Footpath No SHE/297 at Hallam Primary School. The report stated that the proposed Order, which would realign one of the footpaths that runs through the west side of the school site, was required to facilitate a development at the school under Planning Permission Case No. 14/02000/RG3.

6.2 **RESOLVED:** That (a) no objections be raised to the proposed diversion of the adopted public footpath SHE/297 at Hallam Primary School, Fulwood, as shown on the plan now submitted, subject to satisfactory arrangements being made with the Statutory Undertakers in connection with any of their mains and services that may be affected; and

(b) authority be given to the Director of Legal and Governance to:

(i) take all necessary action to divert the aforementioned footpath by Order under the powers contained within Section 257 of the Town and Country Planning Act 1990;

(ii) confirm the Order as an unopposed Order in the event of no objections being received, or any objections received being resolved and withdrawn; and

(iii) submit the Order to the Secretary of State for confirmation in the event that any objections received cannot be resolved.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7.1 **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, granted or refused as stated in the report to this Committee for this date in respect of Case Nos. 15/02098/FUL and 14/02979/FUL and other applications considered be amended as 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 (i) heard oral representations at the meeting from the applicant's representative supporting the proposed development and (ii) noted additional representations and the officer's response, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the retention of a garage converted into a bedsit apartment at 234 Barnsley Road (Case No. 15/02771/FUL) be refused for the reasons detailed in the report now submitted, with authority given to (A) the Director of Regeneration and Development Services or Head of Planning to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the cessation of the unauthorised use of the outbuilding as a dwelling at 234 Barnsley Road and (B) the Head of Planning, in liaison with a Co-Chair of this Committee, to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control;

(c) having heard an oral representation at the meeting from a representative of the school speaking in support of the proposed development, an application for planning permission for the erection of a 2/3/4 storey building, including associated infrastructure and landscaping, to form a University Technical College (School) at the site off Don Valley Stadium, Worksop Road (land off old Hall Road) (Case No. 15/02570/FUL), be granted, conditionally, subject to Condition 2 being amended with the addition of Plan No. SUTC-ZO-ZZ-DR-L-000001-S2-P9, as detailed in a supplementary report circulated at the meeting;

(d) having (i) heard an oral representation at the meeting from the applicant's representative speaking in favour of the proposed development and (ii) noted an amendment to the report now submitted in respect of the Community Infrastructure Levy (Page 80), requiring the square metre rate to be reduced by the substitution of the amount of "£30 per square metre" for the figure of "£50 per square metre" and the substitution of the total levy amount of "£304,000" for the amount of "506,000", as detailed in a supplementary report circulated at the meeting, an application for planning permission for the demolition of the existing buildings and erection of a 6, 7, 8 storey student residential block, with associated landscaping and associated works at Princess Works, Scotland Street (Case No. 15/01794/FUL) be granted, conditionally, subject to Condition 29 being amended with the addition of a 6th requirement regarding the treatment of the exposed side elevation of the retained garage building, as detailed in the aforementioned supplementary report;

(e) having heard an oral representation at the meeting from a local Ward Councillor seeking to secure amendments to the proposed application details and from a representative of the medical centre speaking in support of the proposed development, an application for planning permission for the demolition of a library and the erection of a three-storey building to provide a medical centre, public library and pharmacy, with associated car parking accommodation and landscaping works at Woodseats Library, Chesterfield Road (Case No. 15/01149/FUL) be granted, conditionally;

(f) having heard oral representations at the meeting from a local resident seeking to secure amendments to the proposed application details and from the applicant's representative speaking in support of the development, an application for planning permission for the erection of a 4-storey building to form 6 x 2 bedroom apartments with off-street basement car parking and provision of amenity space on land between 1 to 3 and 5 and 7 Dover Road (Case No. 15/01006/FUL) be granted, conditionally, subject to (i) Condition 2 being amended by the substitution of (A) "Plan No. 121 P 1.08 Rev D" for "Plan No. 121 P 1.08 Rev C" and (B) "Plan No. 121 P 1.03 Rev C" for "Plan No. 121 P 1.03 Rev B", (ii) Condition 9 being amended with the addition of the words "exposed wall on the" after the words "fair face the" and (iii) Condition 12 by the addition of the word "cars" prior to the words "as shown", as detailed in a supplementary report circulated at the meeting.

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 29 September 2015, at 2.00 pm, at the Town Hall.