

Planning and Highways Committee

Meeting held 29 September 2015

PRESENT: Councillors Peter Rippon (Chair), David Baker, Tony Damms, Roger Davison, Ibrar Hussain, Alan Law, Bryan Lodge, Peter Price, Denise Reaney, Garry Weatherall, Joyce Wright and Roy Munn (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Adam Hurst and Councillor Roy Munn attended as the duly appointed substitute. An apology for absence was also received from Councillor Nasima Akther but no substitute was 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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 4 September 2015 were approved as a correct record subject to the removal of Councillor Garry Weatherall from the list of those present at the meeting.

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. TREE PRESERVATION ORDER NO. 400: 2 TAPTON PARK MOUNT

6.1 **RESOLVED:** That no objections having been received, the Tree Preservation Order No. 400 made on 7 April 2015, in respect of trees in the garden of 2 Tapton Park Mount be confirmed as an unopposed Order.

7. TREE PRESERVATION ORDER NO. 401: 297 WESTERN BANK

7.1 **RESOLVED:** That no objections having been received, the Tree Preservation Order No. 401 made on 23 April 2015, in respect of a large Oriental Plane tree in the front garden of 297 Western Bank be confirmed as an unopposed Order.

8. TREE PRESERVATION ORDER NO. 402: 110 IVY PARK ROAD

8.1 **RESOLVED:** That no objections having been received, the Tree Preservation Order No. 402 made on 23 April 2015, in respect of a mature pine tree in the front garden of 110 Ivy Park Road be confirmed as an unopposed Order.

9. TREE PRESERVATION ORDER NO. 403: LAND AT STORTH LANE, ADJOINING SLACK FIELDS LANE, WHARNCLIFFE SIDE

9.1 **RESOLVED:** That no objections having been received, the Tree Preservation Order No. 403 made on 28 April 2015, in respect of trees at land at Storth Lane, Wharncliffe Side be confirmed as an unopposed Order.

10. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

10.1 **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 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) (i) an application for advertisement consent for a 1 no. illuminated fascia sign at Sahib Restaurant, 138 West Street (Case No. 15/01746/ADV) be refused as the Committee considered that given the scale, design and siting of the fascia sign it was entirely out of character with the existing building and the wider locality, with particular note made to the adjacent City Centre Conservation Area from which it is clearly viewed, and that the sign was therefore considered to be contrary to Paragraph 67 of the National Planning Policy Framework, Policy BE13 (Advertisements) and Policy BE16 (Development in Conservation Areas) within the adopted Sheffield Unitary Development Plan; and

(ii) the Director of Development Services or Head of Planning be authorised to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the sign;

(c) (i) following consideration of representations from the chairman of a local junior football club, a local Ward Councillor and a representative of the applicant, an application for planning permission for the erection of 58 dwellinghouses and 6 affordable housing apartments, public open space and alterations to public highway at site of King Egberts Upper School, Furniss Avenue (Case No. 15/01504/FUL) be granted, conditionally, subject to unilateral agreement; and

(b) whilst the Committee understood that the expenditure of Community Infrastructure Levy monies was not for the Committee to decide, they requested that it be noted that the Committee would wish to see the neighbourhood portion of the monies from the Community Infrastructure Levy collected as a result of this development to be spent on the provision of toilet and changing facilities on the neighbouring sports pitches site;

(d) following consideration of additional representations from the applicant and an officer response, as contained in a supplementary report circulated at the meeting, and representations at the meeting from the applicant against the officer recommendation to refuse, an application for planning permission for demolition of car showroom and associated buildings and erection of mixed use development comprising four blocks ranging from 6-12 storeys in height to provide 2027m² of retail space, 130 residential apartments, 44 student cluster flats (209 beds) with subterranean car parking accommodation, associated landscaping works, external bin store, cycle parking and electricity substation at 245 Ecclesall Road (Case No. 15/00180/FUL) be refused for the reasons set out in the report; and

(e) (i) following consideration of corrections to the report, a response from the Coal Authority, an additional representation from a local MP and an officer response, and, subject to amended conditions and a revised head of terms, all as detailed in a supplementary report circulated at the meeting, and representations at the meeting from a representative of the applicant speaking in favour of the application, an application for outline planning permission for retail and leisure scheme with associated customer car parking, landscaping and servicing at land between Drake House Crescent and Eckington Way, Drake House Way (Case No. 15/00277/OUT) be granted, conditionally, subject to the completion of a legal agreement; and

(ii) whilst not considered relevant to the determination of this application, the Committee expressed concerns regarding traffic problems in the vicinity of the site and the need for this to be investigated further by way of a detailed study and requested that this be recorded.

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 11.1 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.

12. DATE OF NEXT MEETING

- 12.1 **RESOLVED:** That it be noted that the next meeting of the Committee will be held on Tuesday 20 October 2015 at 2.00 pm at the Town Hall.

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