

Planning and Highways Committee

Meeting held 12 January 2021

PRESENT: Councillors Jayne Dunn (Chair), Tony Damms, Roger Davison, Peter Garbutt, Dianne Hurst, Alan Law, Bob McCann, Zahira Naz, Peter Price, Chris Rosling-Josephs and Andrew Sangar

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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 confirmed receipt of an additional representation from an objector to Agenda Item No. 7c, Application No. 20/03202/FUL – Land at the rear of 17 to 31, Tetney Road, Sheffield, S10 3GZ. Members confirmed that they had all received the representation.

3.2 Councillor Roger Davison declared a personal interest in Agenda Item 7e, Application No. 20/04068/FUL – 240 Greystones Road, Sheffield, S11 7BR, as a local ward member. Councillor Davison declared that he had not given an opinion or made up his mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

3.3 Councillor Peter Garbutt declared a pecuniary interest in Agenda Item 7b, Application No. 20/03338/FUL – 1 Ecclesall Road South, Sheffield, S11 9PA, as prior to being a local ward member, he had represented objectors to the application. Councillor Garbutt left the meeting and took no part in the discussion or voting thereon.

3.4 Councillor Andrew Sangar declared a personal interest in to Agenda Item No. 7c, Application No. 20/03202/FUL – Land at the rear of 17 to 31, Tetney Road, Sheffield, S10 3GZ, as the application site, whilst not in the Fulwood ward, was adjacent to the ward boundary. Councillor Sangar declared that he had not given an opinion or made up his mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 8th December 2020 were approved as a correct record.

5. SITE VISIT

- 5.1 **RESOLVED:** That the Chief Planning Officer, in liaison with the 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. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6a. APPLICATION NO. 19/01553/FUL - LAND TO REAR OF 32-38 GREENHILL MAIN ROAD, SHEFFIELD, S8 7RD

- 6a.1 Further representations, along with the officer response and an update on the Five Year Housing Land Supply were included within the Supplementary Report circulated and summarised at the meeting.

- 6a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

- 6a.3 Helen May attended the meeting and spoke against the application.

- 6a.4 Caroline McIntyre attended the meeting and spoke in support of the application.

- 6a.5 The Committee considered the report and recommended conditions 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 during the meeting.

- 6a.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the erection of 4 dwellinghouses (Re-submission of 17/05025/FUL) (Amended Plans) at land to rear of 32-38 Greenhill Main Road, Sheffield, S8 7RD (Application No. 19/01553/FUL).

6b. APPLICATION NO. 20/03338/FUL - 1 ECCLESALL ROAD SOUTH, SHEFFIELD, S11 9PA

- 6b.1 Additional representations, along with the officer response were included within the Supplementary Report circulated and summarised at the meeting.

- 6b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

6b.3 Vivian Lockwood and Councillor Barbara Masters attended the meeting and spoke against the application.

6b.4 The Committee considered the report and recommended conditions 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 during the meeting.

6b.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the change of use from car showroom (Use Class Sui Generis) to offices (Use Class E) including the alteration of cladding (Amended Description & Additional Details including supporting / highways information) at 1 Ecclesall Road South, Sheffield, S11 9PA (Application No. 20/03338/FUL).

6c. APPLICATION NO. 20/03202/FUL - LAND AT REAR OF 17 TO 31, TETNEY ROAD, SHEFFIELD, S10 3GZ

6c.1 An update on the Five Year Housing Land Supply were included within the Supplementary Report circulated and summarised at the meeting.

6c.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

6c.3 Martin White and Ian Queening attended the meeting and spoke against the application.

6c.4 Paul Brailsford attended the meeting and spoke in support of the application.

6c.5 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary condition, now submitted and also having regard to representations made during the meeting.

6c.6 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the erection of 4 dwellinghouses with associated parking and landscaping works (Resubmission of application 18/01297/FUL) at land at rear of 17 To 31 Tetney Road, Sheffield, S10 3GZ (Application No. 20/03202/FUL).

6d. APPLICATION NO. 20/03153/FUL - LAND TO FRONT OF 26 & 28 DRURY LANE, SHEFFIELD, S17 3GG

6d.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.

- 6d.2 Sophie Douglas attended the meeting and spoke in support of the application.
- 6d.3 The Committee considered the report and recommended conditions 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 during the meeting.
- 6d.4 **RESOLVED:** That (1) an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the change of use of land to form residential curtilage on land outside no's 26 and 28 Drury Lane at land to front of 26 & 28 Drury Lane, Sheffield, S17 3GG (Application No. 20/03153/FUL); and
- (2) No objection be raised to the proposed Stopping Up of the areas of highway shown on the plan referenced as HR\D209, subject to satisfactory arrangements being made with Statutory Undertakers with regards to such of their mains and services that may be affected and Legal Services be authorised to take all necessary action on the matter under the relevant powers contained within Section 247 of the Town and Country Planning Act 1990.

6e. APPLICATION NO. 20/04068/FUL - 240 GREYSTONES ROAD, SHEFFIELD, S11 7BR

- 6e.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues set out in the report.
- 6e.2 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted.
- 6e.3 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, now submitted, for the demolition of attached garage and porch, erection of two-storey side and single-storey front extension to dwellinghouse with rear decking at 240 Greystones Road, Sheffield, S11 7BR (Application No. 20/04068/FUL).

7. ENFORCEMENT UPDATE REPORT

- 7.1 Khalid Mahmood, Enforcement Team Leader, attended the meeting and presented the report.
- 7.2 Khalid informed the Committee that this was the six monthly Enforcement Update Report and included details of all ongoing, open cases.
- 7.3 The Committee went through the report and asked questions on individual cases.
- 7.4 Councillor Peter Price asked about the situation at 23 Brathay Close,

S4 8BQ and it was explained that although an enforcement notice had been served, a planning application had now been received to retain the outbuilding and fence. It was suggested that the application could be brought before Committee for a decision.

7.5 Councillor Chris Rosling-Josephs asked a question about the long running situation at 126 Birley Spa Lane, S12 4EJ as the site had now been sold on but the unauthorised use was still in place. It was explained that direct action was still being considered, but there would be an initial cost to the Council. Discussions were ongoing with the new owner of the property.

7.6 Councillor Dianne Hurst thanked officers for their hard work in resolving the issue at 270 Handsworth Road, S13 9BX.

7.7 Councillor Andrew Sangar asked for updates on the cases regarding the Former Loxley Works, Low Matlock Lane, S6 6RP, the Plough Inn, 288 Sandygate Road, S10 5SE and 131 Oakbrook Road, S11 7EB. It was explained that the breach of condition notice at Low Matlock Lane regarding a septic tank had now been resolved and would be discharged. Much of the site at the Plough Inn had now been cleared and the unauthorised use had ceased. Officers were awaiting proof that planning permission was being complied with at 131 Oakbrook Road.

7.8 The Chair thanked officers for their hard work.

7.9 **RESOLVED:-** That members note the current progress on actions.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

8.1 The Committee received and noted a report of the Chief Planning Officer detailing new planning appeals received and planning appeals allowed or dismissed by the Secretary of State.

8.2 Michael Johnson (Service Manager - Development Management) informed Committee that a public inquiry would be held into the appeal of the Hepworth Site.

8.3 Members were informed that an appeal against an officer decision (which was a resubmission following a Committee refusal) at 499 Loxley Road, Sheffield, S6 6RP (Case No: 20/00500/FUL) had been dismissed by the inspector who agreed that the development would lead to an erosion of character on this part of Loxley Road, including a loss of glimpsed views to the valley behind.

9. DATE OF NEXT MEETING

9.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 2nd February 2021 at 2pm.

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