

Planning and Highways Committee

Meeting held 23 February 2021

PRESENT: Councillors Jayne Dunn (Chair), Jack Clarkson, Tony Damms, Roger Davison, Peter Garbutt, Dianne Hurst, Bob McCann, Zahira Naz, Peter Price, Andrew Sangar, Jim Steinke, Mike Chaplin (Substitute Member) and Garry Weatherall (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Alan Law and Chris Rosling-Josephs

1.2 Councillors Mike Chaplin and Garry Weatherall acted as substitutes.

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 informed Committee that representations had been sent to Members for Agenda Item No's 7b (Application No. 20/03663/FUL – Site of Former Forte Posthouse Hotel, Manchester Road, Crosspool, Sheffield, S10 5DX), 7c (Application No. 20/04220/FUL – Tapton Elms Lodge, 46 Taptonville Road, Sheffield, S10 5BR) and 7e (Application No. 20/04543/FUL – Avec Building, 1 Sidney Street, Sheffield, S1 4RG). Members confirmed that they had all received the representations.

3.2 Councillor Jack Clarkson declared a personal interest in Agenda Item 7a, Application No. 19/03890/OUT – 9-11 Wood Royd Road, Sheffield, S36 2TA, as a local ward member. Councillor Clarkson 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 personal interest in Agenda Item 7f, Application No. 20/03479/FUL – Regency House, 75-77 St Mary's Road, Sheffield S2 4AN, as a member of the Green Party. The Green Party had made an objection, but Councillor Garbutt had not been aware of the objection being sent. Councillor Garbutt 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.

3.4 Councillor Andrew Sangar declared a personal interest in Agenda Item 7b,

Application No. 20/03663/FUL – Site of Former Forte Posthouse Hotel, Manchester Road, Crosspool, Sheffield, S10 5DX, as the majority of the Conservation Area fell within the Fulwood Ward. 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.

- 3.5 Councillor Andrew Sangar also declared a personal interest in Agenda Item 7d, Application No. 20/03978/FUL – The Poplars, 21 Chorley Drive, Sheffield, S10 3RQ., as a local ward member. 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 2nd February 2021 were approved as a correct record.

5. TREE PRESERVATION ORDER NO. 439, LAND STORRS BRIDGE LANE, LOXLEY, SHEFFIELD

- 5.1 Jack Foxall (Planning Officer – Landscape) attended the meeting and presented the report.
- 5.2 Jack Foxall informed Committee that the trees had been at imminent threat of removal and following a survey had been found to be of significant amenity value. It had therefore been expedient to create a Tree Preservation Order.
- 5.3 1 objection had been received, out of time, and this had now been responded to.
- 5.4 **RESOLVED:** That Tree Preservation Order No. 439 be confirmed.

6. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6a. APPLICATION NO. 19/03890/OUT - 9-11 WOOD ROYD ROAD, SHEFFIELD, S36 2TA

- 6a.1 A further representation, along with the officer response and revisions to planning conditions 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 6a.3 Julie Brearley, Councillor Francyne Johnson, Lisa Banes, Peter Morgan, Richard Crowther and Mark Whitaker attended the meeting and spoke against the

application.

- 6a.4 Jim Lomas 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 for outline planning application, with all matters reserved except for access, for the partial demolition of dwellinghouse, retention of 2-storey stone barn, demolition of single storey ancillary buildings, erection of up to 41 dwellinghouses, formation of vehicular access point and provision of open space and landscape buffer - amended description at 9-11 Wood Royd Road, Sheffield, S36 2TA (Application No. 19/03890/OUT) be REFUSED, on the grounds of impact on the character and appearance of the area, impact on a non-designated heritage asset and biodiversity. Concerns were also raised regarding flooding in the area and pedestrian safety.
- 6b. APPLICATION NO. 20/03663/FUL - SITE OF FORMER FORTE POSTHOUSE HOTEL, MANCHESTER ROAD, CROSSPOOL, SHEFFIELD, S10 5DX**
- 6b.1 Further representations, along with the officer response and an update on the progress of the legal agreement 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 6b.3 Brian Holmshaw 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, subject to Legal Agreement, for the reasons set out in the report and supplementary report, now submitted, for erection of 15 storey tower containing 103 no. 1-3 bed apartments with swimming pool and gym at ground floor level, landscaped podium deck at level 1, vehicle parking beneath and associated landscaping at the site Of the Former Forte Posthouse Hotel, Manchester Road, Crosspool, Sheffield, S10 5DX (Application No. 20/03663/FUL).

6c. APPLICATION NO. 20/04220/FUL - TAPTON ELMS LODGE, 46 TAPTONVILLE ROAD, SHEFFIELD, S10 5BR

6c.1 Further representations, along with the officer response 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 in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

6c.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 and supplementary report, now submitted.

6c.4 **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 demolition of existing rear extension and erection of new two-storey rear extension and single-storey side extension at Tapton Elms Lodge, 46 Taptonville Road, Sheffield, S10 5BR (Application No. 20/04220/FUL).

6d. APPLICATION NO. 20/03978/FUL - THE POPLARS, 21 CHORLEY DRIVE, SHEFFIELD, S10 3RQ

6d.1 Clarification of a representation received from Councillor Alston as an objection was included within the Supplementary Report circulated and summarised at the meeting.

6d.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.

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 and supplementary report, now submitted.

6d.4 **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 demolition of existing dwelling house, erection of 3 detached dwelling houses and associated works at The Poplars, 21 Chorley Drive, Sheffield, S10 3RQ (Application No. 20/03978/FUL).

6e. APPLICATION NO. 20/04543/FUL - AVEC BUILDING, 1 SIDNEY STREET, SHEFFIELD, S1 4RG

- 6e.1 Further representations, along with the officer response, and an additional condition were included within the Supplementary Report circulated and summarised at the meeting.
- 6e.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.
- 6e.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 and supplementary report, now submitted.
- 6e.4 **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 demolition of a building in a Conservation Area to allow future re-development at Avec Building, 1 Sidney Street, Sheffield, S1 4RG (Application No. 20/04543/FUL).

6f. APPLICATION NO. 20/03479/FUL - REGENCY HOUSE, 75 - 77 ST MARY'S ROAD, SHEFFIELD, S2 4AN

- 6f.1 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.
- 6f.2 Harry Spawton and Ciaran O'Shea attended the meeting and spoke in support of the application.
- 6f.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 and supplementary report, now submitted and also having regard to representations made during the meeting.
- 6f.4 **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 with associated external alterations from student accommodation (sui generis) to an overflow Initial Accommodation Hostel for those seeking asylum (sui generis) at Regency House, 75 - 77 St Mary's Road, Sheffield, S2 4AN (Application No. 20/03479/FUL).

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 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. REPORT CORRECTION AND APOLOGY

8.1 Lucy Bond (Area Team Manager) presented a report correction and apology to Councillor Vickie Priestley in relation to Application No. 19/01970/OUT (Wiggan Farm, 30 Towngate Road) which had been considered at Committee on 8th December 2020.

8.2 Within the report the following comment was incorrectly attributed to Councillor Vickie Priestley instead of a member of the public: 'Houses were levelled on the Parson Cross estate, why not rebuild the affordable housing there instead of on our green space.' Whilst the comment had no material bearing on the outcome of the application, officers wished to formally extend their apologies to Councillor Priestley for any upset this had caused.

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 16th March 2021 at 2pm.