

Planning and Highways Committee

Meeting held 15 August 2023

**PRESENT:** Councillors Alan Woodcock (Chair), Mike Chaplin, Glynis Chapman, Roger Davison, Tony Downing, Bernard Little, Barbara Masters, Laura Moynahan, Peter Price, Ibby Ullah, Garry Weatherall and Richard Williams (Substitute Member)

**1. APOLOGIES FOR ABSENCE**

- 1.1 An apology for absence was received from Councillor Cliff Woodcraft. Councillor Richard Williams attended the meeting as his substitute.

**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 Mike Chaplin declared a personal interest in Agenda Item No. 8b (Application No. 22/04253/FUL – 605 Ecclesall Road, Sheffield, S11 8PT), as he had received an email from Emma Hartland who was in attendance at the meeting to speak against the application. Councillor Chaplin took part in the discussion and voting thereon, as he had not given an opinion or made up his mind on the application prior to the meeting.

**4. MINUTES OF PREVIOUS MEETING**

- 4.1 **RESOLVED:** That the minutes of the meeting of the Committee held on 18<sup>th</sup> July 2023 be approved as a correct record.

**5. SITE VISIT**

- 5.1 **RESOLVED:-** That the Chief Planning Officer, in liaison with a Co-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. TREE PRESERVATION ORDER NO. 469 - 45 DORE ROAD, SHEFFIELD, S17 3NA**

- 6.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 6.2 Residents of Cavendish Avenue had contacted the Council with concerns regarding the potential impact that development in the rear garden of 45 Dore Road would have on trees situated at the rear boundaries between properties on Cavendish Avenue and Dore Road.
- 6.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified two beech trees within the curtilage of 45 Dore Road, as suitable for protection.
- 6.4 No objections had been received.
- 6.5 **RESOLVED:** That Tree Preservation Order No. 469 be confirmed unmodified.

**7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

**7a. PLANNING APPLICATION NO. 23/00392/FUL - 47 WHIRLOW LANE SHEFFIELD S11 9QF**

- 7a.1 The Chair (Councillor Alan Woodcock) reported that this item (to consider planning application no. 23/00392/FUL – 47 Whirlow Lane, Sheffield S11 9QF) had been withdrawn to allow for further work to be undertaken by officers, and an updated report on the application would be submitted to a future meeting of the Committee.

**7b. PLANNING APPLICATION NO. 22/04253/FUL - 605 ECCLESALL ROAD, SHEFFIELD, S11 8PT**

- 7b.1 An amendment to condition 20 and one additional condition were included in the Supplementary Report which was circulated and summarised at the meeting.
- 7b.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.
- 7b.3 Emma Hartland attended the meeting and spoke against the application.
- 7b.4 The Committee considered the report and recommendation 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 at the meeting.

- 7b.5 Following a discussion regarding potential noise disturbance from the opening of windows on the single-storey rear extension proposed for the Neill Road side of the development, Councillor Mike Chaplin moved that an additional condition be imposed requiring those four windows to be closed from 2100-0800 hours on any day of the week. The motion was seconded by Councillor Bernard Little and passed by a show of hands.
- 7b.6 Following a discussion regarding the positioning of the window on the storeroom which may overlook the adjacent property located on Neill Road, Councillor Mike Chaplin moved that an additional condition be added requiring that window to be non-opening and obscured. The motion was seconded by Councillor Garry Weatherall and passed by a show of hands.
- 7b.7 Following a discussion regarding potential community safety and anti-social behaviour issues relating to the passageway through the site, Councillor Mike Chaplin moved that an additional condition be imposed requiring details of the external lighting proposed for the building, and illumination of the footway through the site, to be submitted to and approved in writing by the Local Planning Authority. The motion was seconded by Councillor Barbara Masters and passed by a show of hands.
- 7b.8 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report, and supplementary report, now submitted, including the amended condition and additional condition set out in the supplementary report and the three additional conditions agreed at the meeting, for alterations and extensions to allow change of use from vacant Sunday School to a food hall/street food restaurant, bar and local enterprise with ancillary retails and business workspace (Use Class E) including addition of mezzanine floor level, alterations to single-storey wing to form first floor roof terrace, formation of external seating and meeting place to front, and erection of single-storey rear extension with ancillary sub-station and plant space, at 605 Ecclesall Road, Sheffield, S11 8PT (Application No. 22/04253/FUL).

## **8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 8.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed and allowed, and Enforcement Appeals dismissed, by the Secretary of State.

## **9. DATE OF NEXT MEETING**

- 9.1 It was noted that the next meeting of the Committee would be held on Tuesday

12<sup>th</sup> September 2023 at 2pm in the Town Hall.