

Agenda Item 5

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 20 August 2024

PRESENT: Councillors Alan Woodcock (Joint Chair), Mike Chaplin (Joint Chair), Nikki Belfield, Glynis Chapman, Tony Downing, Marieanne Elliot, Janet Ridler, Garry Weatherall, Richard Williams, Mark Whittaker, Brian Holmshaw (Substitute Member) and Andrew Sangar (Substitute Member)

27. APOLOGIES FOR ABSENCE

27.1 An apology for absence had been received from Councillor Henry Nottage, Councillor Brian Holmshaw acted as a substitute.

27.2 An apology for absence had been received from Councillor Cliff Woodcraft, Councillor Andrew Sanger acted as a substitute.

28. EXCLUSION OF PUBLIC AND PRESS

28.1 No items were identified where resolutions may be moved to exclude the press and public.

29. DECLARATIONS OF INTEREST

29.1 Item 7b.

Councillor Mike Chaplin declared that the application was in his ward however he approached the matter with an open mind.

29.2 Item 7d.

Councillor Mike Chaplin declared that he had received emails from Ruth Jones, Paula Saunders and Mark and Debra Rostern.

Councillor Mark Whittaker declared that the application was in his ward however he approached the matter with an open mind.

Councillor Janet Ridler declared an interest as she had already made a representation against the application. She confirmed that she had registered to speak and would sit in the public gallery for the duration of the discussion and note take part in the debate or vote.

30. MINUTES OF PREVIOUS MEETING

- 30.1 **RESOLVED:** - that the minutes of the previous meeting of the Committee held on 23rd July 2024 were agreed as a correct record.

31. SITE VISIT

- 31.1 **RESOLVED:** - That the Chief Planning Officer, in liaison with the Co-Chairs, 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.

32. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

32a. PLANNING APPLICATION NO. 24/01500/CHU - 110 HALESWORTH ROAD, SHEFFIELD S13 9AB

- 32a.1 An additional representation, along with the officer response, and a consideration of the Public Sector Equality Duty, were included within the Supplementary Report which was circulated and summarised at the meeting.
- 32a.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.
- 32a.3 Steve Bullos attended the meeting and spoke against the application.
- 32a.4 Mike Davies attended the meeting and spoke in support of the application.
- 32a.5 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.
- 32a.6 **RESOLVED:-** That the application for approval of planning permission be GRANTED, conditionally for the reasons set out in the report now submitted, for the Change of Use of Dwellinghouse (Use Class C3) to Children's Care Home (Use Class C2) at 110 Halesworth Road Sheffield S13 9AB (Application No.24/01500/CHU).

32b. PLANNING APPLICATION NO. 24/01058/FUL - CHAUCER FAMILY SOCIAL

CLUB 100 CHAUCER CLOSE SHEFFIELD S5 9QE

- 32b.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.
- 32b.2 Paul Bradbury attended the meeting and spoke in support of the application.
- 32b.3 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, now submitted.
- 32b.4 An amendment to Condition 12, to include a requirement that the bathroom windows to the side elevation facing the church to be non-opening to a height of 1.7m above floor level, with the final wording to be agreed between Officers and the Co-Chairs, was proposed, seconded, voted on and carried.
- 32b.5 An amendment to Condition 7 to require details of the boundary scheme to be submitted and approved in writing, with consideration of the planting of a hedge on the site of the proposed fence, was proposed, seconded, voted on and carried.
- 32b.6 **RESOLVED:-** That the application for approval of planning permission be GRANTED, conditionally, with an amendment to Condition 12 to include a requirement that the bathroom windows to the side elevation facing the church to be non-opening to a height of 1.7m above floor level, with the final wording to be agreed between Officers and the Co-Chairs and an amendment to Condition 7 to require details of the boundary scheme to be submitted and approved in writing, with consideration of the planting of a hedge on the site of the proposed fence, for the reasons set out in the report now submitted, for the Use of social club (Use Class Sui Generis) as 7 apartments (Use Class C3) with associated alterations including erection of single-storey side extension and dormer window to rear, provision of parking at Chaucer Family Social Club 100 Chaucer Close Sheffield S5 9QE (Application No. 24/01058/FUL).

32c. PLANNING APPLICATION NO. 24/00775/FUL - LAND BETWEEN 94 AND 98, WHEEL LANE, GRENOSIDE, SHEFFIELD S35 8RN

- 32c.1 An additional representation, along with the officer response was included within the Supplementary Report which was circulated and summarised at the meeting.
- 32c.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.

32c.3 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.

32c.4 That the application for approval of planning permission be GRANTED, conditionally for the reasons set out in the report now submitted, for Erection of 2 dwellinghouses and associated works (Amended plans) (Application under Section 73 to vary condition no.s 2, 8 & 9 of 23/00394/FUL) (amended plans and description at Land between 94 and 98 Wheel Lane Grenoside Sheffield S35 8RN (Application No. 24/00775/FUL).

32d. PLANNING APPLICATION NO. 24/00357/OUT - LAND BETWEEN MANCHESTER ROAD, THE ROOKERY AND ROOKERY VALE, STOCKSBRIDGE SHEFFIELD S36 2RJ

32d.1 Councillor Janet Ridler sat in the public seating and did not take part in the debate or vote.

32d.2 Two additional representations, along with the officer response and clarification of the positions of the former MP and Councillor quoted in the report, were included within the Supplementary Report which was circulated and summarised at the meeting.

32d.3 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

32d.4 Councillor Julie Grocutt attended the meeting and spoke against the application.

32d.5 Councillor Keith Davis attended the meeting and spoke against the application.

32d.6 Peter Smith attended the meeting and spoke against the application.

32d.7 Councillor Janet Ridler attended the meeting and spoke against the application.

32d.8 Saura Beattie attended the meeting and spoke in support of the application.

32d.9 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.

32d.10 After hearing the representations and questions from members, the Highways Officer confirmed that in his view, speed checks could be carried out on

Manchester Road to better inform the Highways Department's advice on the application, particularly regarding the necessary visibility splay.

32d.11 Members discussed the importance of the green space which formed the proposed site and noted that the site would potentially hold a different designation under the emerging Local Plan. Officers advised that the weight that could be given to the proposed Local Plan designation would depend on the public feedback which had been made on this proposed policy during the Local Plan consultation period, and that they did not have this information to hand.

32d.12 A motion to defer the application was proposed, seconded, voted on and carried.

32d.13 **RESOLVED** - That the application for approval of planning permission be DEFERRED to enable further information to be obtained regarding Highways matters and the weight that can be given to the site designation in the emerging Local Plan, for Outline application for the erection of up to 22no. dwellings (use class C3) with means of access from Manchester Road (appearance, landscaping, layout and scale reserved matters) at Land between Manchester Road, The Rookery and Rookery Vale Stocksbridge Sheffield S36 2RJ (Planning Application No. 24/00357/OUT)

32d.14 Councillor Janet Ridler rejoined the meeting.

32e. WITHDRAWN- PLANNING APPLICATION NO. 13/02019/COND3 - JACOBS GATE, 32 TROUTBECK ROAD, SHEFFIELD S7 2AG

32e.1 This item had been withdrawn from the agenda.

33. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

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

34. DATE OF NEXT MEETING

34.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 17th September 2024 at 2pm in the Town Hall.

