

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

Application Number

- Application Number:** 18/01699/FUL
Address: Park Hill Phase 3

Conditions Removed

Conditions 15 and 18 have been omitted.

The detailed requirements reserved by condition 15 are covered in the associated listed building application and do not need to be repeated.

As demolition is limited to internal walls and the small scale removal of early extensions at ground floor level it is considered that measures to monitor and control the emission of dust, as required by condition 18, are not required.

Conditions Amended

Condition 10 (Landscape details) has been amended to vary the trigger for the submission of details pre-commencement to the implementation of approved details pre-occupation.

Condition 14 has been amended to relate to external light fittings only (i.e. not internal light fittings – this is covered by the listed building application).

Additional Representation

An objection was received from a Sheffield resident, not local to the site, who does not support the recommendation for approval on the basis that students will contribute little to the Park Hill community. He queried which Council policies are relevant to student accommodation and suggested that there are already far too many student schemes on the edge of the city centre.

The principle of introducing student accommodation into the scheme is addressed in the report to committee, which refers to Core Strategy policy CS41 (Creating Mixed Communities). CS41 promotes the creation of mixed communities by providing for a broad range of smaller households in the City Centre and by limiting purpose built student housing and Houses in Multiple Occupation (HMOs) to 20% within 200 metres of an application site, where communities are already imbalanced by a concentration of such uses. The existing concentration of shared accommodation within 200 metres of the site (including extant permissions) is 4.9%.

When considered alongside phase 2 (recently approved) the application would result in this concentration increasing to approximately 8.2%.

2. Application Number: 18/01700/LBC

Address: Park Hill Phase 3

Additional Consultee Response from the Twentieth Century Society

The Society welcomes the conservation-led approach taken in this application and considers it a great improvement on some of the insensitive changes seen in Phase 1. They are pleased to see the retention of the original varied palette of materials on the North and South facades, including brickwork and concrete detailing, and the applicant's commitment to the repair and replacement of concrete elements, including the recasting of sections of balcony balustrading. They hope the sensitive approach shown in this application will continue in the further development of a detailed concrete repair plan, and they wish to be consulted on this plan when available.

The Society considers the retention of mosaic detailing to be highly important, but would discourage the replication of the existing mosaic in other locations across the site. They also consider the subdued colour palette to be an improvement on the colour scheme chosen in Phase 1, though some members of the casework committee did express concerns over the simplified detailing of the window pattern, and were unconvinced by the introduction of coloured panels into the pattern of glazing elements.

As detailed in the report the concrete is subject to a repair strategy and the mosaics are to be retained and repaired where possible. There is no plan to replicate the mosaics with a modern interpretation.

3. Application Number: 17/03999/FUL

Address: Former Outokumpu site, Shepcote Lane

Additional Condition

In order to secure the maximum economic and social benefits for the local community, it is recommended that an additional condition is applied to require the development of a local Employment and Training Strategy.

It is recommended that the final wording of the condition is delegated to the Head of Planning to resolve following further consultation with the Council's Employment and Skills Team, given the speculative nature of Phase 1 of the scheme.

This page is intentionally left blank