



SHEFFIELD CITY COUNCIL Planning and Highways Committee

Report of: Director of City Growth Department

Date: 27/08/2019

Subject: Applications under various acts/regulations

Author of Report: Michael Johnson, Matthew Ridge and Lucy Bond
2039183

Summary:

Reasons for Recommendations
(Reports should include a statement of the reasons for the decisions proposed)

Recommendations:

Background Papers:

Under the heading "Representations" a Brief Summary of Representations received up to a week before the Committee date is given (later representations will be reported verbally). The main points only are given for ease of reference. The full letters are on the application file, which is available to members and the public and will be at the meeting.

Category of Report: OPEN

Application No.	Location	Page No.
19/01954/FUL (Formerly PP-07892784)	Sheffield High School For Girls Rutland Park Sheffield S10 2PB	11 to 22
19/01761/FUL (Formerly PP-07860243)	72 Banner Cross Road Sheffield S11 9HR	23 to 34
19/01727/FUL (Formerly PP-07827772)	D H Bowyer And Sons 4 Brooklands Avenue Sheffield S10 4GA	35 to 46
19/00902/LBC	Park Hill Estate Duke Street Park Hill Sheffield S2 5RQ	47 to 64
19/00523/FUL (Formerly PP-07588315)	Park Hill Estate Duke Street Park Hill Sheffield S2 5RQ	65 to 92
18/03849/FUL (Formerly PP-06866526)	Milton Street Car Park Milton Street Sheffield S3 7UF	93 to 134
18/03406/FUL (Formerly PP-07261920)	Land At Horndean Road And Barnsley Road Sheffield S5 6UJ	135 to 156

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number:** 19/01761/FUL

Address: 4 Brooklands Avenue

Additional Representations

It is confirmed that an additional 2 letters of support have been received since the publication of the Committee Report.

The representations closely reflect those already received and summarised in the published committee report.

Additional Condition

The following condition was omitted from the published report. The reasons for imposing the condition are justified at pages 42 and 43 of the report.

The outside / external area associated with the hereby approved A4 unit shall not be utilised for seating, drinking and/or eating between 19:00 hours and 11:30 hours the following day, on any day.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

Amended Response to Representation

It is confirmed that there is small error in the 'Response to Representations' section of the report, which should read:

“Concern is raised regarding the health implications arising from people smoking outside the premises. The premise is small scale and this matter could **not** justify any intervention through the planning system.”

2. **Application Number:** 18/03849/FUL

Address: Milton Street Car Park

Updated Historic England Advice

Following receipt of the Committee Report and the additional visual information in respect of the impact of the proposal as viewed from the courtyard of Beehive Works Historic England have offered the following comments:

- The visual confirms that the top 8 storeys of Block C will be visible from the courtyard and this would cause harm to the enclosed nature of this Grade II*

- listed building. Consideration should also be given to whether this will have an adverse impact on the prospect of reuse of the vacant parts of Beehive Works.
- HE still considers that the height of Block C would cause some harm to the setting of Beehive Works and that this needs clear and convincing justification. If strong justification exists then the harm needs to be weighed against the public benefits of the scheme, having regard to the duties outlined in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - They recommend that the top four storeys of the nine storey section of Block B are stepped back on the northern elevation to better respect the scale of the listed terrace opposite.

Officer Response

The current officer report clearly recognises that the proposals will harm the setting of the adjacent listed buildings and concludes that this will be less than substantial. The report goes on to conclude that the public benefits of the scheme – which are the overall regeneration benefits of bringing this brownfield city centre site back in to active use and the significant contribution of 372 dwellings at a time when the Council cannot demonstrate a 5 year housing supply, outweigh the harm caused.

Revised Condition

Condition 2 is missing the introductory text and the reason so the following needs inserting:

The development shall be carried out in complete accordance with the following approved documents:

Reason: In order to define the permission.

3. Application Number: 18/03406/FUL

**Address Land at Horndean Road And Barnsley Road, Sheffield
S5 6UJ**

Amended Condition

Condition 2 – The approved Plans have been amended with the correct plan references:

The development must be carried out in complete accordance with the following approved documents:

Elevations - Dwg No(07)001 rev C
Ground and First Floor Plans - Dwg No (08) 001 rev C
Second and Third Floor Plans -Dwg No (08) 002 rev C
Roof Plan - Dwg No (08) 003 rev C
Proposed Site Plan (09) 001 rev C

Reason: In order to define the permission.