

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 20 January 2015

PRESENT: Councillors Alan Law (Chair), Jack Clarkson, Tony Damms, Roger Davison, Tony Downing (Deputy Chair), Ibrar Hussain, Roy Munn, Peter Price, Denise Reaney and Joyce Wright

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1. **APOLOGIES FOR ABSENCE**

1.1 Apologies for absence were received from Councillors David Baker and Bryan Lodge, but no substitutes were appointed.

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 There were no declarations of interest.

4. **MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the meeting of the Committee held on 6 January 2015 were approved as a correct record.

5. **SITE VISIT**

5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Monday 9 February 2015, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

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

6.1 **RESOLVED:** That (a) the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided as shown in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose;

(b) in respect of land and buildings at the former Fletchers Bakery, Clay Wheels Lane and the former Travellers Inn and The Gate Inn 72 and 74 Penistone Road North (Case No.14/03390/ADV) (i)(A) having

heard representations at the meeting from the applicant's agent speaking in support of retaining two high level name signs at high parapet/roof level facing the customer car park (south elevation) and facing over the service road (north elevation) reference no. B1, as detailed on the submitted plans, (B) notwithstanding the officers recommendation, the retrospective application for advertisement consent be granted (1) as the Committee considered that the signs did not create a disamenity in the area and (2) with a condition attached requiring the lights to be switched off at shop closing times and (ii) having considered the signs reference nos. B2, B3, W1, W2,W3, W4, W5, W5a, 7T, 5T, PT, S1, S2, S3, S3a, S4, S5, S6a, S6b, S6c, S7,S8, S9, S10, S10a, S11, S11a, S13a, S17 and S18 as detailed on the submitted plans, the retrospective application for advertisement consent be granted;

(c) having (i) heard representations at the meeting from a representative of a company based on the application site speaking against the development and from two representatives acting on behalf of the applicant speaking at the meeting in support of the development, (ii) considered (A) an amendment to the application description in respect of the number of student flats, cluster flats and student bedrooms, (B) amendments and updates to the report now submitted in respect of pages 39, 45, 57, and 59 and (C) the officer's comments in respect of the amendment to the application description and the applicant's collaboration with the City Council to provide support for local employment and skills, all as detailed in a supplementary report circulated at the meeting and (iii) noted a plan circulated at the meeting displaying the extent of the proposed highway closures, an application for planning permission for the demolition of existing buildings and erection of 3 buildings (1 x part 5/6 storey and basement building, 1 x part 6/7 storey and basement building and 1 x part 6/7/9/18/19/21 storey building) for mixed use development, comprising oriental cash and carry/supermarket (Use classes B8 and A1), retail/commercial development (Use classes A1/A2/A3/A4 and A5), business accommodation (Use Classes B1 and A2), 393 student flats and 38 cluster flats giving a total of 690 student bedrooms (Sui Generis), and 14 private residential apartments (Use Class C3), together with access, car parking and ancillary works at land and buildings at Boston Street, Bramall Lane, Arley Street, St Mary's Gate and Sheldon Street (Case No. 14/03215/FUL) be granted, conditionally, subject to (1) amendments to Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 13, 14, 15, 18, 23, 34, 38, 39, 43, 47, 48, 51, 54, 59, 60, 61 and 62, (2) additional conditions in respect of (I) a signage strategy document, (II) a Waste Management Plan and (III) Employment and Training Strategies, (3) the completion of a legal agreement (I) with an amendment to the Heads of Terms in respect of a requirement for an Open Space contribution of £174,640.00 in the event that Phase 2 of the scheme was not completed within 6 years of the occupation of Phase 1 and (II) in the event that the Heads of Terms are not concluded by 20 February 2015, authority be given for the application to be refused, all the above

as detailed in the aforementioned supplementary report and (4) the advertising of proposed highway closures in connection with the scheme, and (I) no objection be raised to the proposed stopping-up of the areas of highway shown hatched on the Plan No. 14/03215/FUL-STOP_UP subject to satisfactory arrangements being made with Statutory Undertakers with regards to their mains and services that may be affected and (II) authority be given to the Interim Director of Legal and Governance to take all necessary action on the matter under the relevant powers contained within Section 247 of the Town and Country Planning Act 1990;

(d) an application for listed building consent for alterations to a former church to form 4 cluster flats (Houses in Multiple Occupation) totalling 27 bedrooms at St Silas Church, Hanover Square (Case No. 14/03162/LBC) be granted, conditionally; and

(e) having heard a representation at the meeting from a local resident commenting on waste management in respect of the proposed development, an application for planning permission for alterations to a former church to form 4 cluster flats (Houses in Multiple Occupation) totalling 27 bedrooms at St Silas Church, Hanover Square (Case No. 14/03161/FUL) be granted, conditionally.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Director of Regeneration and Development Services detailing (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee will be held on Tuesday 10 February 2015 at 2.00 pm at the Town Hall.