

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 30 August 2016

PRESENT: Councillors Chris Rosling-Josephs (Chair), Ian Auckland, Alan Law, David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Dianne Hurst, Zahira Naz, Peter Price and Peter Rippon

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Dawn Dale and Zoe Sykes 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 previous meeting of the Committee, held on 9 August 2016, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Development Services, in liaison with a Co-Chair, be authorised to make 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. SHEFFIELD RETAIL QUARTER UPDATE

6.1 The Head of Planning submitted a report providing Members with an update on the progress of the Sheffield Retail Quarter (SRQ) and seeking a resolution to endorse the current proposals.

6.2 Julian Stevenson, Agent for the Scheme, attended the Committee to make representations and outlined the development of the scheme to its current position and outlined next steps.

6.3 **RESOLVED:** That this Committee endorses the principles of the current development proposed for the SRQ as set out in the report of the Head of Planning.

7. TREE PRESERVATION ORDER 407: LAND TO THE REAR OF 183 TO 273

GREYSTONES ROAD

- 7.1 **RESOLVED:** That, no objections having been received, Tree Preservation Order No. 407 made on 8 March 2016 under the Town and Country Planning Act 1990, in respect of a group of trees to the rear of the property at 183 Greystones Road, be confirmed unmodified.

8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

- 8.1 **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, granted or refused as stated in the report to this Committee for this date in respect of Case Nos. 16/02738/FUL, 16/02435/FUL and 16/01974/FUL and other applications considered be amended as 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) subject to the inclusion of an additional reason for refusal to read 'The Local Planning Authority considers that the proposal would not be located in a sustainable location within the main urban area of Sheffield. The proposal is not considered to be consistent with policies relating to the Green Belt and countryside areas and, therefore, the application is considered contrary to Policy CS23 of the Core Strategy', as outlined in a supplementary report circulated at the meeting, and, following consideration of representations at the meeting from the applicant speaking against the recommendation to refuse, an application for the erection of 3 dwellinghouses and subdivision of existing farm house into 3 dwellings at Holt House Farm, Long Line (Case No. 16/02347/FUL) be refused for the reasons outlined in the report and the additional reason outlined above; and

(c) following consideration of additional submissions and an additional planning assessment, and subject to amended conditions and the inclusion of additional conditions, all as outlined in a supplementary report circulated at the meeting, and following consideration of representations made at the meeting from a representative of the Loxley Valley Protection Society speaking against the application and the applicant speaking in favour of the application, an application for outline planning permission for demolition of existing buildings and structures and erection of residential development (Use Class C3) with means of site access including a new vehicular bridge and a pedestrian/cycle bridge across the River Don, and associated landscaping and infrastructure works (as amended by drawings received on 11 and 16 August 2016) at the site of Oughtibridge Mill, Sheffield Site, 22-24 Main Road, Wharncliffe Side (Case No. 16/01169/OUT) be granted, conditionally, subject to legal agreement.

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 9.1 The Committee received and noted a report of the Director of Development Services detailing the outcome of a recent planning appeal, along with a summary of the reasons given by the Secretary of State in his decision.

10. DATE OF NEXT MEETING

- 10.1 It was noted that the next meeting of the Committee will be held at 2:00 p.m on Tuesday 20 September 2016 at the Town Hall.