

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 13 December 2016

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

#### **1. APOLOGIES FOR ABSENCE**

1.1 There were no apologies for absence.

#### **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 22 November 2016, were approved as a correct record.

#### **5. SITE VISIT**

5.1 **RESOLVED:** That the Interim 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. 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, granted or refused as stated in the report to this Committee for this date in respect of Case Nos. 16/03120/FUL and 16/03067/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) an application for planning permission for the demolition of existing structures and erection of a three-storey retail building (A1 Use), provision of a digital screen,

and associated infrastructure and ancillary works at 1 to 5 The Moor, Sunwin House and 12 to 24 Furnival Gate (known as Block 8) (Case No. 16/03725/FUL) be granted, conditionally, subject to amended conditions with regard to (i) Condition 10 by the addition of the words “ unless it can be demonstrated that staff cycle accommodation is not feasible or sufficient provision is available elsewhere” after the words “Local Planning Authority” and all other references to “cycle parking” in the condition being preceded by the word “staff”, (ii) Condition 12 concerning the Travel Plan by the substitution of replacement words for revised requirements in respect of such a plan, (iii) Condition 23 concerning the requirement for a signage strategy that would include any proposals for vinyl window displays, (iv) Condition 24 by the substitution of replacement words for revised requirements in respect of the screen being used for no other purpose than advertising, with no audio transmissions and a requirement for full details of the screen’s operation, all as detailed in a supplementary report circulated at the meeting, and (v) the completion of a legal agreement.

(c) having noted an oral update by an officer at the meeting reporting that the legal agreement had been completed, an application for planning permission for a mixed use development comprising office accommodation and 137 student accommodation units (85 studio apartments and 52 cluster flats (344 bedspaces)) in a 23 storey block with ancillary facilities, basement car and cycle parking, landscaped roof terrace and courtyard at 4 Furnival Square (Case No. 16/02344/FUL) be granted, conditionally, subject to (i) Condition 2 being amended in respect of the revised drawings, as detailed in a supplementary report circulated at the meeting; and

(d) having (i) considered an additional representation objecting to the proposed development and the officer’s response, as detailed in a supplementary report circulated at the meeting, (ii) heard oral representations at the meeting from two local residents objecting to the proposed development and from the applicant’s representative supporting the proposed development and (iii) noted Members’ oral site visit report at the meeting on the proposed development, an application for planning permission for the demolition of a bungalow and garage, erection of 5 apartments with associated landscaping and undercroft parking at 33 Lyndhurst Road (Case No. 16/00833/FUL) be granted, conditionally, subject to Condition 11 being deleted, as detailed in the aforementioned supplementary report.

## **7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

7.1 The Committee (i) received and noted a report of the Interim Head of Planning 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 and (ii) noted additional oral information provided by the officer at the meeting with regard to a temporary Stop Notice being served in respect of 126 Birley Spa Lane, which had opened as a hot food takeaway despite the recent dismissal of the planning appeal for this use.

## **8. DATE OF NEXT MEETING**

- 8.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 10 January 2017 at the Town Hall.