

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 24 January 2017

PRESENT: Councillors Chris Rosling-Josephs (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Dawn Dale, Dianne Hurst, Alan Law, Zahira Naz, Joe Otten, Peter Price, Peter Rippon and Andrew Sangar (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Roger Davison and Councillor Andrew Sangar attended as the duly appointed substitute. Apologies for absence were also received from Councillors Tony Damms and Zoe Sykes, but no substitute Members 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 10 January 2017, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Interim Head of Planning, 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 No16/00271/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) having heard an oral representation at the meeting from the applicant's representative supporting the development, an application for planning permission for alterations/conversion of St Vincent's Church to provide a common room/student facilities/student accommodation and erection of student accommodation (Sui Generis) comprising 2 buildings ranging from 4 to 6 storeys, demolition of a Working Mens Club, but retention of the facade to provide 72 studios and 70 cluster flats (600 bedspaces) with associated works including communal areas, landscaping, access, cycle and car parking and alterations to the car park to serve the Boy School at St Vincent's Church, Solly Street (Case No. 16/03903/FUL) be granted, conditionally, subject to an additional condition requiring the development to be implemented in accordance with the recommendations of the ecological appraisal and bat survey;

(c) having (i) noted comments received from Historic England and the officer's response, as detailed in a supplementary report circulated at the meeting and (ii) heard an oral representation at the meeting from the applicant's representative supporting the development, an application for planning permission for the demolition of an existing office block and former bar and erection of an 11 storey building for purpose built student accommodation (Sui Generis) comprising 284 student bed spaces (200 studios and 84 cluster bed spaces in 14 clusters) and associated facilities at 52, 54, 56 Mayfield Court, West Street (Case No. 16/03726/FUL) be granted, conditionally;

(d) having noted (i) amendments and clarification to the report by officers, as detailed in a supplementary report circulated at the meeting and (ii) heard an oral representation at the meeting from the applicant's representative supporting the development, an application for planning permission for the erection of student accommodation scheme incorporating partial demolition, alterations and extensions to existing buildings to provide 75 studio apartments, 5 x one bedroom duplex apartments, 11 x 2 bedroom duplex apartments and 20 cluster flats (overall 111 units comprising 246 bedspaces in total) with ancillary accommodation including concierge/management office, laundry, combined heat and power plant space and an associated chimney, bin stores, cycle parking accommodation, and ground floor and rooftop common room spaces at 79 to 81 Hollis Croft, car parks adjoining 81 Hollis Croft and land adjoining 56 Garden Street (Case No. 16/03464/FUL) be granted, conditionally, subject to (A) amended conditions in respect of (1) Condition 2 concerning revised plans and (2) Condition 18 concerning the requirement to provide further large scale details in respect of the lintel design, blank windows and pseudo windows and privacy screens and (B) additional conditions (1) in respect of windows that need to be fully obscured and (2) in respect of boundary treatment proposed along the west boundary of the site, all as detailed in the aforementioned supplementary report;

(e) an application for planning permission for the demolition of existing public house and hot food takeaway and erection of a 16-storey student accommodation building comprising 38 x cluster flats and 29 x studio apartments, with associated cycle parking, landscaping and amenity space including games area, gym, cinema, library, common room and lounge area at ground and lower ground floor levels at the site of 82 to 84 Winter Street (Case No. 16/03264/FUL) be deferred pending a

visit of inspection to the site; and

(f) having noted (i) additional representations from the Loxley Valley Protection Society and (ii) an amendment and clarification to the report by officers (A) in respect of the Transport Assessment and (B) confirming that 52 letters of representation had been received from local residents, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of 42 dwellings with garages and provision of open space at Greaves Lane Playing Field, Greaves Lane, Stannington (Case No. 15/03281/FUL), be granted, conditionally, subject to (I) amended conditions in respect of (1) Condition 2 concerning the development being carried out in complete accordance with the approved documents for all house types and the land contamination investigation (Project No. 3610, 14 September 2016) and (2) Condition 3 concerning the Flood Risk assessment (Ref 15448/F/Rev C 12/01/2017) and drainage works required to be undertaken prior to development commencing and (II) an additional condition in respect of House Type 4D32-C at Plot 2 with regard to the requirement for stone heads and cills to be used, all as detailed in the aforementioned supplementary report.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee 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.

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 14 February, 2017 at the Town Hall.