

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 11 July 2017

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

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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 Councillor Ian Auckland declared a personal interest in an application for planning permission for the demolition of existing dwellings, a former pavilion and store building and the erection of 138 dwellinghouses including a new highway access, car parking, open space and landscaping at Sheffield Hallam University, Norton Playing Fields, Derbyshire Lane (Case No. 17/01281/FUL) as it was located within his Ward. Councillor Auckland declared that he had opposed the proposed development and would not speak and vote thereon and did not sit with the Committee during consideration of the item.

3.2 Councillor Jack Clarkson declared that he was a Member of Stocksbridge Town Council and that an outline application for planning permission for a residential development at 49 Pot House Lane (Case No. 17/01543/OUT) had not been considered by the Town Council and that he would therefore speak and vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee, held on 20 June 2017, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Chief Planning Officer, 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 No 17/01543/OUT 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 (i) noted two additional representations and the officer's responses as detailed in a supplementary report circulated at the meeting and (ii) heard representations at the meeting from five local residents, a representative from 50+ and Graves Park Forum and a local Ward Councillor speaking against the proposed development and, from the applicant's representative speaking for the proposed development, an application for planning permission for the demolition of existing dwellings, a former pavilion and store building and the erection of 138 dwellinghouses including a new highway access, car parking, open space and landscaping at Sheffield Hallam University, Norton Playing Fields, Derbyshire Lane (Case No. 17/01281/FUL) be granted, subject to (A) the completion of a Legal Agreement with an amendment to the Heads of Terms to require the financial contribution to be paid on or before the commencement of development and (B) an additional condition being attached in respect of the proposed surface water drainage, all as detailed in the aforementioned supplementary report;

(c) having heard representations at the meeting from the applicant's representative speaking in support of the proposed development, an application for planning permission for the erection of a 4-storey higher education facility providing up to 16,550 sq m floorspace with ancillary facilities, associated plant including combined heat and power plant, access and servicing, car parking, cycle lock-up hub and hard/soft landscaping (Class D1 Use, Non-Residential Institution) at the University of Sheffield Sports Pitches, Goodwin Athletics Centre, Northumberland Road/Whitham Road (Case No. 17/00712/FUL) be granted, conditionally, subject to an amendment to (i) Condition 4 in respect of an amended Phase I and Phase II Contaminated Land Risk Assessment and (ii) Condition 8 in respect of requiring an independent Stage 1 Road Safety Audit to be undertaken, in respect of the potential provision of overhead cantilevered back to back signals for an existing pedestrian crossing outside the Weston Park Hospital, all as detailed in a supplementary report circulated at the meeting; and

(d) having heard representations at the meeting from the applicant's representative speaking in support of the proposed development, an application for planning permission for the erection of a three-storey sports centre with associated landscaping works at the University of Sheffield, Goodwin Athletics Centre, Northumberland Road (Case No. 17/00700/FUL) be granted conditionally.

(NOTE: An application for planning permission for the erection of 207 dwellinghouses and associated works (application to approve details in relation to appearance, landscaping, layout and scale - matters reserved by 13/01674/OUT for outline application for residential development with all matters reserved except access) (amended plans showing alterations to proposed link road received 21 August 2013) at land south of Arnold Lavers, Oxclose Park Road North (Case No. 16/04323/REM) was withdrawn from consideration to allow officers to consider further representations that had been received from an objector to the proposed

development.)

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Chief Planning Officer 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. PAUL BELLINGHAM

- 8.1 Councillor Peter Rippon (Co-Chair) informed the Committee that Paul Bellingham, Planning Lawyer for the Committee, would be leaving the City Council to take up a new post with Highways England. Councillor Rippon thanked Paul Bellingham on behalf of the Committee for the valuable service and professionalism he displayed in respect of planning matters within the city and conveyed to him the Committee's best wishes for the future.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 1 August, 2017 at the Town Hall.