

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 12 September 2017

PRESENT: Councillors Peter Rippon (Chair), Ian Auckland, Jack Clarkson, Tony Damms, Roger Davison, Dianne Hurst, Bob Johnson, Zahira Naz, Joe Otten, Peter Price, Chris Rosling-Josephs and Cliff Woodcraft

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor David Baker and Councillor Cliff Woodcraft attended as the duly appointed substitute. Apologies for absence were also received from Councillors Michelle Cook, Alan Law 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 22 August 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 and as amended 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 representations at the meeting from (i) two residents, with one

representing the Kelham Island Community Alliance, speaking against the proposed scheme and (ii) the applicant's agent speaking in support of the proposed scheme, an application for planning permission for the demolition of a car showroom and erection of a seven-storey building comprising 50 apartments and one commercial unit (Use Class B1a) at the ground floor including associated amenity space, cycle parking and ancillary facilities at Carr Motors Ltd, 318 to 328 Shalesmoor (Case No. 17/02005/FUL) be granted, conditionally, subject to additional conditions in respect of the requirement for the applicant to provide (A) a detailed Travel Plan and (B) a Car Free scheme for the development, all as detailed in a supplementary report circulated at the meeting;

(c) an application for planning permission for the erection of 77 x three and four bedroom dwellinghouses with associated landscaping and highway works at site of Former East Hill Primary and Secondary Schools, East Bank Road (Case No. 17/01442?FUL) be granted, conditionally, subject to the completion of a Legal Agreement;

(d) having heard representations at the meeting from the applicant speaking in support of the proposed development, an application for planning permission for external alterations and change of use of a dwelling/osteopathic studio to a five bed House in Multiple Occupation (Use Class C4), self-contained one bed flat (Use Class C3) and osteopathic studio at C J Osteopathy Ltd, 1 Sale Hill (Case No. 17/00445/FUL) be granted, conditionally;

(e) having considered (i) an additional representation from an adjacent company to the proposed development site expressing concerns over the perceived implications the development may have on the company's operations, as detailed in correspondence circulated to Members of the Committee in advance of the meeting and at the meeting and (ii) (A) the applicant's response to the representations, as detailed in correspondence as circulated to Members of the Committee in advance of the meeting and at the meeting and (B) the officer's response to the representations, as detailed in a supplementary report circulated at the meeting, 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 Case No. 13/01674/OUT, an outline application for a 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) be granted, conditionally, and subject to the completion of a Legal Agreement; and

(f) having (a) noted (i) (A) a petition containing 1046 signatures and an online petition containing 98 signatures in support of the proposed development and (B) a written objection from the Green Party, (ii) corrections to the report now submitted in respect of (A) Page 143, Paragraph 1.4, concerning the "Floorspace Table" and (B) Page 144, Paragraph 1.5, concerning the "Proportions of Uses Table", (iii) clarification provided concerning Condition 4 with regard to highway measures at Junction 34 North of the M1 and (iv) an amendment to the Heads of Terms concerning the proposed enhancement to bus route number 72 to the Meadowhall Centre following the withdrawal of bus route number 71, all as detailed in a

supplementary report circulated at the meeting and (b) heard representations from (i) a City Centre developer, a member of the local community and a representative of the Green Party speaking at the meeting commenting on the proposed scheme and (ii) from the applicant's representative speaking at the meeting in support of the proposed scheme, an application for planning permission for the construction of an extension to the shopping centre for leisure (use class D2), catering (A3, A4 and A5), retail (A1), offices (B1), non-residential institution (D1), police station and/or car showroom (sui generis), car parking (including multi-storey car park), servicing, landscaping, vehicular and pedestrian access/egress and off site highway works, public realm and associated demolition at Meadowhall Centre, Meadowhall Way (Case No. 16/04169/FUL) be granted, conditionally, (1) subject to (I) clearance by the First Secretary of State, (II) a Legal Agreement, with an amendment to the Heads of Terms to ensure the subsidy of £948,480 is provided for a period of three years for bus route numbers 3, 72, X1 and X78 or other similar routes which serve the Meadowhall Centre in the future and by the deletion of bus route 71 and (III) no objection from Highways England and in the event of any measures imposed by Highways England, the Chief Planning Officer in consultation with a Co-Chair, be authorised to agree further conditions/amendments to the Legal Agreement's Heads of Terms to address those measures, insofar as they do not result in significant planning impacts, all as detailed in report now submitted and the aforementioned supplementary report.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Chief Planning Officer detailing the planning appeal recently submitted to the Secretary of State.

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 3 October 2017 at the Town Hall.