

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 24 July 2018

**PRESENT:** Councillors Peter Rippon (Chair), Jack Clarkson, Tony Damms, Dianne Hurst, Alan Law, Robert Murphy, Zahira Naz, Peter Price, Chris Rosling-Josephs, Andrew Sangar, Mike Chaplin (Substitute Member) and Cliff Woodcraft (Substitute Member)

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

1.1 Apologies for absence were received from Councillors Michelle Cook and David Baker and Councillors Mike Chaplin and Cliff Woodcraft attended the meeting as the duly appointed substitutes, respectively.

#### **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 Zahira Naz declared a personal interest in an application for planning permission for Phase 1 (full application) erection of 2 units – 16,615 sq m of B1c/B2/B8 floorspace and provision of associated access and landscaping; Phase 2 (Outline application) Details of access for up to 61,230 sq m of B1c/B2/B8 floorspace at Outokumpo, Shepcote Lane (Case No. 17/03999/FUL), as she had attended an open day discussing the proposals. Councillor Naz stated that she had not predetermined her views on the application and would participate in its determination.

#### **4. MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the meeting of the Committee held on 3 July 2018 were approved as a correct record.

#### **5. SHEFFIELD CONSERVATION ADVISORY GROUP MINUTES**

5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 15 May 2018.

#### **6. SITE VISIT**

6.1 **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.

**7. CONFIRMATION OF TREE PRESERVATION ORDER NO. 417 AT LAND OFF CARTER KNOWLE ROAD**

7.1 The Director of City Growth submitted a report seeking to confirm Tree Preservation Order No. 417 at land off Carter Knowle Road. A copy of the Order and the Tree Evaluation Method for Preservation Orders were attached to the report now submitted.

7.2 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 418 made on 24 April 2018 on land at Carter Knowle Road be confirmed unmodified.

**8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

8.0.1 **RESOLVED:** That 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.

**9. BRODIE UK, 185 MIDDLEWOOD ROAD (CASE NO. 18/01813/FUL)**

8.1 It was reported that this application had been withdrawn from consideration at the meeting due to the need to advertise the application further due to an error with the notifications.

**10. PARK HILL ESTATE, DUKE STREET, PARK HILL (CASE NO. 18/01700/LBC)**

8.2.1 Following consideration of an additional representation, as outlined in a supplementary report circulated at the meeting, and representations at the meeting from the applicant's agent and architect speaking in support of the application, an application for planning permission for listed building consent for external and internal alterations to building for use of student accommodation (Use Class Sui Generis), use as part of ground floor as Use Classes A1, A2, A3, A4 and/or D2, erection of cycle store and provision of landscaping, car parking and service areas, a sub-station and boundary treatments, at Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ (Case No. 18/01700/LBC) be granted, conditionally, for the reasons detailed in the report now submitted.

**11. PARK HILL ESTATE, DUKE STREET, PARK HILL (CASE NO. 18/01699/FUL)**

11 Subject to the removal of conditions 15 and 18 and amendments to conditions 10 and 14, and following consideration of an additional representation, all as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from the applicant's agent and architect speaking in support of the application, an application for planning permission for external and internal alterations to building for use as student accommodation (Use Class

Sui Generis, use of part of ground floor as Use Classes A1, A2, A3, A4 and/or D2, erection of cycle store and provision of landscaping, car parking and service areas, a sub-station and boundary treatments, at Park Hill Estate, Duke Street, Park Hill, Sheffield, S2 5RQ (Case No. 18/01699/FUL) be granted, conditionally for the reasons detailed in the report now submitted.

**12. 12 MOORE STREET, 184, 190 FITZWILLIAM STREET AND STOKES WAREHOUSE, THOMAS STREET (CASE NO. 17/04517/FUL)**

8.4.1 Following consideration of representations at the meeting from the applicant's agent speaking in support of the application, an application for planning permission for demolition of existing buildings and erection of four buildings for purpose built student and/or co-living accommodation (Sui Generis) (comprising 268 no. studios and 87 cluster apartments, providing a total of 864 beds) with ancillary communal facilities and amenity space, ground floor commercial units (Use Classes A1/A2/A3/A4 and A5), cycle parking, access and landscaping works, at 12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield, S3 7UQ (Case No. 17/04517/FUL) be granted, conditionally, subject to legal agreement, for the reasons detailed in the report now submitted.

**13. OUTOKUMPU, SHEPCOTE LANE (CASE NO. 17/03999/FUL)**

8.5.1 Subject to the inclusion of an additional condition, as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from the applicant's agent and transport consultant speaking in support of the application, an application for planning permission for Phase 1 (full application) erection of 2 units – 16, 615 sq m of B1c/B2/B8 floorspace, and provision of associated access and landscaping; Phase 2 (outline application) details of access for up to 61, 230 sq m of B1c/B2/B8 floorspace at Outokumpu, Shepcote Lane, Sheffield, S9 2RA (Case No. 17/03999/FUL) be granted, conditionally, subject to legal agreement, for the reasons detailed in the report now submitted.

**14. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

9.1 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.

**15. DATE OF NEXT MEETING**

10.1 It was noted that the next meeting of the Committee will be held at 2:00p.m. on Tuesday 14 August 2018 at the Town Hall.