

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 23 April 2019

PRESENT: Councillors Dianne Hurst (Chair), Peter Rippon, Michelle Cook, Tony Damms, Roger Davison, Alan Law, Robert Murphy, Zahira Naz, Chris Rosling-Josephs and Andrew Sangar

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors David Baker and Peter Price.

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 Alan Law declared a personal interest as a Member of Stocksbridge Town Council in an application for planning permission for land at the rear of 13 and 42 Coppice Close, Sheffield, S36 1LS (Case No. 18/03869/FUL). Councillor Law declared that he had not given an opinion or declared his position on the application prior to the meeting and would therefore take part in the discussion and vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee, held on 2nd April 2019, 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. TREE PRESERVATION ORDER NO. 426: 36 THORNSETT ROAD, SHEFFIELD, S7 1NB

6.1 This item was withdrawn.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7.1 **RESOLVED:** That the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder, 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.

7a. PURDY'S KITCHENS, 103 FURNACE LANE, SHEFFIELD, S13 9XD (CASE NO: 19/00161/FUL)

7a.1 An application for planning permission be granted, conditionally, for use of retail unit (Use Class A1) as a micro-pub (Use Class A4) at Purdy's Kitchens, 103 Furnace Lane, Sheffield, S13 9XD (Case No. 19/00161/FUL).

7b. ON THE BRINK CO-HOUSING COMMUNITY LTD, BRINCLIFFE HOUSE, 90 OSBORNE ROAD, SHEFFIELD, S11 9BB (CASE NO: 18/04599/FUL)

7b.1 Having noted that there were currently 12 dwellings on the site and not 13, as detailed in the supplementary report circulated at the meeting, an application for planning permission be granted, conditionally, for the erection of 3 townhouses and detached dwellinghouse and extension to two existing flats at On The Brink Co-housing Community Ltd, Brincliffe House, 90 Osbourne Road, Sheffield, S11 9BB (Case No. 18/04599/FUL).

7c. SYTNER SHEFFIELD LTD, HOLLIS CROFT AND BROAD LANE, CITY CENTRE, SHEFFIELD, S1 4BU (CASE NO: 18/03977/FUL)

7c.1 It was noted that the proposed development contained 444 apartments, including 20 (not 21) co-living cluster apartments and amended conditions, plus additional directives, as detailed in the supplementary report circulated at the meeting.

7c.2 Having heard representations from the applicant's representative speaking in support of the application, an application for planning permission be granted, conditionally, for demolition of existing buildings and erection of mixed use development in two blocks (Plot A – 7-13 storeys and Plot B – 8-24 storeys) comprising flexible commercial uses at ground floor level (Use Classes A1, A2, A3, A4, B1(a), D1 (restricted uses) and D2 (restricted uses)) and residential accommodation comprising 444 apartments, including 20 co-living cluster apartments, with associated facilities, servicing, access and landscaping at Sytner Sheffield Ltd, Hollis Croft and Broad Lane, City Centre, Sheffield, S1 4BU (Case No. 18/03977/FUL).

7d. LAND AT THE REAR OF 13 AND 42 COPPICE CLOSE, SHEFFIELD, S36 1LS (CASE NO: 18/03869/FUL)

7d.1 It was noted that further representations had been received and that the application was for 26 dwellings, not 27, and further corrections and an additional condition as detailed in the supplementary report circulated at the meeting. It was further noted that the scheme would be adopted by Yorkshire Water and a condition would be added to ensure maintenance of the site by a management company, in perpetuity. Details of landscaping, buffer and bank to be agreed by the Local Planning Authority. It was also reported that the proposal had been assessed in light of the relevant Leisure and Recreation policies in the Unitary Development Plan and was considered acceptable in this respect.

7d.2 Having heard representations from the applicant's representative speaking in support of the application, an application for planning permission be granted, conditionally, for the erection of 26 dwellinghouses including provision of access, associated parking and landscaping works (as per amended drawings received on 28th February 2019, 19th March 2019 and 21st March 2019) at land at the rear of 13 and 42 Coppice Close, Sheffield, S36 1LS (Case No. 18/03869/FUL).

7e. LAND TO THE REAR OF 21 TO 87 BEACON ROAD AND ADJACENT 131 SANDSTONE ROAD, BEACON ROAD, SHEFFIELD, S9 1AB (CASE NO: 18/00146/OUT)

7e.1 This item was withdrawn.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

8.1 The Committee received and noted a report of the Chief Planning Officer detailing a new planning appeal received by the Secretary of State.

9. DATE OF NEXT MEETING

9.1 It was noted that the next meeting of the Committee would be held at 2.00pm on Tuesday 14th May 2019 at the Town Hall.