

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 6 August 2019

PRESENT: Councillors Jayne Dunn (Chair), Peter Rippon (Chair), Tony Damms, Roger Davison, Dianne Hurst, Bob McCann, Zahira Naz, Chris Rosling-Josephs, Andrew Sangar, Mike Chaplin (Substitute Member) and Douglas Johnson (Substitute Member).

.....

1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Jack Clarkson, Peter Garbutt, Alan Law and Peter Price.
- 1.2 Councillor Mike Chaplin acted as substitute for Councillor Peter Price and Councillor Douglas Johnson acted as substitute for Councillor Peter Garbutt.

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 Andrew Sangar declared a personal interest in Agenda Item No. 7b – application for planning permission at Milton Street Car Park, Milton Street, Sheffield, S3 7UF (Case No. 18/03849/FUL), for the reason that he was chair of an organisation which had a tenancy within with Beehive Works, the listed building adjacent to this application, the tenancy of which ended in late 2016.
- 3.2 Councillor Douglas Johnson declared personal interests, as a local Ward Member, in Agenda Items Nos. 7a and 7b, applications for planning permission, respectively, at Land at Wellington Street, Trafalgar Street and Rockingham Street, Sheffield, S1 4HD (Case No. 19/01836/FUL), and at Milton Street Car Park, Milton Street, Sheffield, S3 7UF (Case No. 18/03849/FUL). Councillor Johnson declared that he had not given an opinion or declared his position on the applications prior to the meeting and would therefore take part in the discussions and votes thereon.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee, held on 16th July 2019, were approved as a correct record, subject to the addition of the name of Councillor Andrew Sangar in the declarations of interest made at paragraph 3.2 of the minutes, in relation to Agenda Item No. 8 – Tree Preservation Order No. 433, 9

Ranmoor Crescent, Sheffield S10 3GU, to reflect the fact that Councillor Sangar had made a declaration at the meeting on the grounds that he was a local Ward Member.

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, provisionally to be held on Thursday, 22nd August 2019, 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 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.

6.1 LAND AT WELLINGTON STREET, TRAFALGAR STREET AND ROCKINGHAM STREET, SHEFFIELD, S1 4HD (KNOWN AS BLOCK 8 NEW RETAIL QUARTER) (CASE NO. 19/01836/FUL)

- 6a.1 Having noted an amendment on page 37 of the report (to remove reference to "106" but to retain the words "legal agreement" thereafter, in the final paragraph, which related to public art) and subject to an amendment to condition 31 (to add the words "The development shall thereafter be serviced in accordance with the approved strategy."), as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from the Agent for the applicant speaking in support of the application, an application for planning permission for erection of a mixed use development incorporating residential accommodation comprising 364 apartments, 764m² of commercial floorspace (Use Class A1, A2, A3, A4, A5, or B1), with associated works, landscaping and ancillary features, at land at Wellington Street, Trafalgar Street and Rockingham Street, Sheffield, S1 4HD (Case No. 19/01836/FUL), be granted, conditionally, subject to the completion of a legal agreement, for the reasons detailed in the report now submitted.

6.2 MILTON STREET CAR PARK, MILTON STREET, SHEFFIELD, S3 7UF (CASE NO. 18/03849/FUL)

- 6b.1 Having noted amendments to conditions 2, 28 and 42, as outlined in a supplementary report circulated at the meeting, and having heard representations at the meeting from the Agent for the applicant speaking in support of the application, and notwithstanding the officer recommendation, an application for planning permission for demolition of existing structures and erection of a mixed-use development between 4 to 26 storeys with 372 residential apartments, including 5 live work units, retail/commercial floorspace (A1 with no more than 225sqm of floorspace/A2/A3/A4/B1 Use Class) at ground floor, ancillary facilities, amenity space and associated parking (as amended plans) at Milton Street Car Park, Milton Street, Sheffield, S3 7UF (Case No. 18/03849/FUL), be deferred to allow for a second viability assessment to be conducted by an independent valuer/expert, and to allow for further comments to be obtained from Historic England on the additional information submitted by the applicant seeking to address their concerns.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Chief Planning Officer which detailed (a) planning appeals recently submitted to the Secretary of State and (b) the outcome of a recent planning appeal, 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 would be held at 2.00pm on Tuesday 27th August 2019 at the Town Hall.