

Agenda Item 7

**PLANNING AND
HIGHWAYS COMMITTEE**

17 August 2021

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 21/01999/REM

Address: Land at Corporation Street, Bridge Street, Plum Lane

Update to Report

In response to Councillor Johnson's concerns and since the report was published, the applicant and Council highways officers have been in further detailed discussions about the design of the cycle infrastructure and the linkages between the works proposed as part of this scheme and the works proposed as part of the Transforming Cities project. Whilst the detailed design does not need to be finalised at this stage because it is covered by Grampian style conditions on both the outline approval and on this reserved matters recommendation, a sketch proposal has been produced which indicates that all the concerns which have been raised can be accommodated because there is enough space available to provide the segregated cycle route.

Following publication of the report, Councillor Phipps raised a concern about the wind modelling and whether this included the wider area, especially existing building entrances along Millsands. Having reviewed this in further detail and sought clarification from the applicant's wind modellers, it is confirmed that the Computational Fluid Dynamics study of the scheme included the wider impact on Millsands and shows that all the entrances will be suitable for standing, as required when studying wind impacts.

One correction to note is that reference is made to BREEAM excellent. This was wrongly attributed to this report as it does not apply to residential schemes and should have been referenced in the office report (reference 21/01998/REM) which is next on the agenda.

Amendment to Report

Since the time of finalising the committee report, the Council has released its revised 5-Year Housing Land Supply Monitoring Report. This new figure includes the updated Government's standard methodology which includes a 35% uplift to be applied to the 20 largest cities and urban centres, including Sheffield.

The monitoring report released in August 2021 sets out the position as of 1st April 2021 – 31st March 2026 and concludes that there is evidence of a 4 year supply of

deliverable supply of housing land. Therefore, the Council is currently unable to demonstrate a 5 year supply of deliverable housing sites.

Consequently, the most important Local Plan policies for the determination of schemes which include housing should be considered as out-of-date according to paragraph 11(d) of the NPPF. The so called 'tilted balance' is therefore triggered, and as such, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

In this instance, there are no protected areas or assets of particular importance as described in footnote 7 of paragraph 11, (such as conservations areas, listed buildings or green belt) within the boundary of the application site and the proposal would deliver a number of benefits as listed in the report. The NPPF emphasises the importance of delivery of housing, and that importance is heightened with the tilted balance engaged in this case such that recommendation to support the proposed development is strengthened. The provision of 368 new homes with a good mix of sizes (studios; 1 bed; 2 bed; and 3 bed) will contribute significantly to meeting the current shortfall in this sustainable location, and there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the development. It is therefore the case that the balance is very much in favour of approving this application, as highlighted in the NPPF. The recommendation to approve the application subject to the listed conditions is therefore reinforced.

2. Application Number: 21/01998/REM

Address: Land at Corporation Street, Spring Street, Water Street, Plum Street and Love Street

Additional Representation

One late representation has been received from a resident of Coode House raising the following concerns:

- Current demolition process is very noisy
- Ongoing construction will be messy, dusty and noisy and very disruptive for residents living close by
- The height and volume of the development should be reduced to reduce the length of the construction activity
- A more detailed sunpath analysis should be undertaken, especially Spring and Autumn afternoons as it appears that the development may overshadow the entire street
- This is an inconsiderate and unfriendly design proposal

Officer Response

Disruption from construction is an inevitable consequence of regeneration and development projects. The worst impacts are controlled through a construction and environmental management plan, in consultation with colleagues from the Environmental Protection Service, which is secured by condition. Sanctions are

available through Environmental Protection Legislation if there unacceptable practices are witnessed.

The proposed office building is set a substantial distance away from Coode House because it is on the western edge of the larger West Bar site. Future phases of the development will have a greater impact on Coode House than this proposal which, at 8 storeys high (plus plant deck) and at the distance away and orientation proposed will have little impact on Coode House.

3. Application Number: 21/01102/FUL

Address: British Rail Club Sports Ground, Farm Road, Sheffield, S2 2TP

Amendment to the report

Reference to the housing numbers should read as:
168 1 x bed units, 140 2 x bed units and 28 3 x bed units.

Since the time of finalising the committee report, the Council has released its revised 5-Year Housing Land Supply Monitoring Report. This new figure includes the updated Government's standard methodology which includes a 35% uplift to be applied to the 20 largest cities and urban centres, including Sheffield.

The monitoring report released in August 2021 sets out the position as of 1st April 2021 – 31st March 2026 and concludes that there is evidence of a 4 year supply of deliverable supply of housing land. Therefore, the Council is currently unable to demonstrate a 5 year supply of deliverable housing sites.

Consequently, the most important Local Plan policies for the determination of schemes which include housing should be considered as out-of-date according to paragraph 11(d) of the NPPF. The so called 'tilted balance' is therefore triggered, and as such, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

In this instance, there are no protected areas or assets of particular importance as described in footnote 7 of paragraph 11, (such as conservations areas, listed buildings or green belt) within the boundary of the application site or within close proximity, and the proposal would deliver a number of benefits as listed in the report. The NPPF emphasises the importance of delivery of housing, and that importance is heightened with the tilted balance engaged in this case such that recommendation to support the proposed development is strengthened. The provision of 336 new homes will contribute significantly to meeting the current shortfall in this sustainable location, and there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the development. It is therefore the case that the balance is very much in favour of approving this

application, as highlighted in the NPPF. The recommendation to approve the application subject to the listed conditions is therefore reinforced.

Affordable Housing correction

Members should note that the report should reference a contribution of £565,000 to affordable housing.

4. Application Number: 21/00366/FUL

Address: 15A Broomfield Road, Stocksbridge

Additional Condition

Whilst the applicant has confirmed verbally that the pedestrian gate in the north-western corner of the site is only for emergency use, the following condition is recommended in order to prevent day to day use which could result in undesirable highway and amenity impacts:

The pedestrian gate in the north-western corner of the site, as shown on Drawing No. DR-A010 Revision P5, shall be for emergency use only and shall not be used to enter and leave the site in connection with the day to day management and use of the children's nursery.

Reason: In the interests of highway safety and the amenities of the occupants of neighbouring properties.