

Planning and Highways Committee

Meeting held 9 May 2017

PRESENT: Councillors Peter Rippon (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Dawn Dale, Tony Damms, Roger Davison, Dianne Hurst, Alan Law, Zahira Naz, Joe Otten, Peter Price, Chris Rosling-Josephs and Zoe Sykes

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

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 18 April 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 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 noted (i) a comment from the Sheffield Conservation Advisory Group at its meeting held in January 2017 in respect of a previous scheme for the site and that no further comment had been received in respect of the revised scheme and

(ii) an amendment to the report in respect of the number of dwellings per hectare (Page33, Density Issues), as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of a 10/16 storey building to provide 241 bed spaces comprising 29 cluster flats and 13 studio units, with ancillary accommodation and installation of screening to a roof mounted plant to the building at the former Head Post Office (Phase 3), 17 Fitzalan Square (Case No. 16/04487/FUL) be granted, conditionally, subject to (A) amendments to (1) Condition 2 in respect of revised plans, (2) Condition 9 in respect of large scale details concerning elements of the scheme, (3) Condition 12 in respect of disabled access, (4) Condition 33 in respect of the roof top and southern façade plant screens and (5) Condition 35 in respect of requiring the development to be in accordance with a revised section detail drawing and (B) additional directives (1) giving advice to the applicant in respect of Condition 12 and (2) giving advice to the applicant on Yorkshire Water supply pipes within the red line boundary, all as detailed in the aforementioned supplementary report;

(c) an application for listed building consent for the erection of a 10/16 storey building to provide 241 bed spaces comprising 29 cluster flats and 13 studio units, with ancillary accommodation and installation of screening to a roof mounted plant at the former Head Post Office (Phase 3), 17 Fitzalan Square (Case No. 16/04488/LBC) be granted, conditionally, subject to amendments to (i) Condition 2 in respect of revised plans, (ii) Condition 3 in respect of large scale details concerning elements of the scheme and (iii) Condition 6 in respect of the roof top and southern façade plant screens, all as detailed in a supplementary report circulated at the meeting;

(d) having (i) noted (A) representations from the applicant in respect of Condition 4 concerning an archaeological survey and from a local resident in respect of traffic congestion concerns and (B) the officer's response, as detailed in a supplementary report circulated at the meeting, and (ii) heard an oral update from an officer at the meeting outlining a solution to allow the proposed development, if approved, to be commenced alongside an archaeological investigation, an application for planning permission for the erection of 67 apartments in a 1x 8-storey building with ancillary parking at ground floor level and associated access and landscaping works at Waitrose Supermarket Recycling Point, Ecclesall Road (Case No. 16/04446/FUL) be granted, conditionally, subject to Conditions 4 and 7 being deleted and with delegated authority given to the Head of Planning, in consultation with the Co-Chairs of the Committee, to agree a new condition to replace Conditions 4 and 7 concerning an archaeological survey and groundworks for the site; and

(e) having (i) noted (A) two additional representations and the officer's response and (B) information from the applicants in support of the application, as detailed in a supplementary report circulated at the meeting and (ii) heard oral representations at the meeting from 4 local residents and a local Ward Councillor objecting to the development, an application for planning permission for the demolition of an existing dwelling and the erection of 2 detached dwellinghouses at 40 Walkley Crescent Road (Case No. 16/03776/FUL) be granted, conditionally, subject to an additional condition in respect of the finished plot and site levels, as detailed in the aforementioned supplementary report.

7. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

- 7.1 The Committee received and noted a report of the Interim Head of Planning providing a quarterly overview of progress on the work being undertaken by the enforcement team within the City.

8. QUARTERLY UPDATE OF ENFORCEMENT ACTIVITY

- 8.1 The Interim Head of Planning submitted a report giving an update on the progress of enforcement cases being undertaken in respect of development across the City and provided further information in response to Members' questions.

- 8.2 **RESOLVED:** That (i) the information now reported be noted and (ii) with regard to Archer Mews and Hazel House, Archer Road (Case No. 06/02875/FUL) (Item 24, Page 95) the Committee concurs with the assessment of the Interim Head of Planning that no further enforcement action should be pursued in respect of the planning obligation monies, which were required as part of the Legal Agreement associated with the planning permission granted for the development and that the outstanding invoice in respect of this matter be written off accordingly.

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 9.1 The Committee received and noted a report of the Interim Head of Planning 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.

10. 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 30 November 2017 at the Town Hall.

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