

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 7 June 2016

PRESENT: Councillors Peter Rippon (Chair), Ian Auckland, Alan Law, David Baker, Jack Clarkson, Dawn Dale, Roger Davison, Dianne Hurst, Joe Otten, Peter Price, Chris Rosling-Josephs and Garry Weatherall (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Tony Damms and Councillor Garry Weatherall attended the meeting as the duly appointed substitute. Apologies for absence were also received from Councillors Adam Hurst, Zahira Naz and Zoe Sykes but no substitutes were appointed.

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 MEETINGS

4.1 The minutes of the meetings of the Committee held on 17 and 18 May 2016 were approved as correct records.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Development Services, 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) following consideration of an amendment to the reasons for refusal, an additional directive and a representation from the applicant's agent and an officer response, all as outlined in a supplementary report circulated at the meeting, consideration of representations at the meeting from the applicant speaking against the officer recommendation to refuse, and notwithstanding the officer's recommendation, an application for planning permission for provision of smoking and seating area with temporary bar and fencing at area to outside of Tank Nightclub, 53-55 Arundel Gate (Case No. 16/01391/FUL) be granted for a temporary two year period subject to the fencing being taken down and stored away outside operational hours;;

(c) subject to the removal of conditions 3,4, 9 and 10, the replacement of condition 5, amendments to conditions 18 and 34, additional Yorkshire Water and Drainage conditions, and an additional directive, all as outlined in a supplementary report circulated at the meeting, an application for planning permission for alterations and change of use of existing office building (including removal of existing upper 2 floors and installation of an additional 3 floors) and erection of new buildings to rear (maximum 10 storeys high) to create mixed use development comprising of 355 student accommodation apartments, with ancillary communal facilities (Sui Generis), and a commercial unit (A1, A3, A4, A5 uses) at ground floor level, landscaped courtyard area, disabled car parking and associated access at land between New Street and North Church Street, West Bar (Case No. 16/01133/FUL) be granted, conditionally;

(d) following consideration of representations at the meeting from a local resident speaking against the application, an application for approval of detail reserved by condition in relation to condition number 12 – Affordable Housing relating to planning permission 13/04204/RG3 at site of Abbeydale Grange School, Hastings Road (Case No. 13/04204/COND9) be granted, conditionally, subject to legal agreement;

(e) (i) following consideration of representations at the meeting from the applicants speaking against the officer recommendation to refuse, and a local resident speaking in support of the officer recommendation, an application for planning permission for retention of raised decking area, timber shed and 2.2m to 2.5m high reed fencing at 25 Armstead Road, Bighton (Case No. 16/00706/FUL) be refused for the reasons outlined in the report and the Director of Development Services or Head of Planning be authorised to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the reduction in the height of the decking to ground level together with a reduction in height of the reed fence so it doesn't exceed the height of the original boundary fence and (ii) the Head of Planning, in consultation with a Co-Chair of this Committee, be granted the power to vary the action authorised in order to achieve the objectives hereby confirmed, including taking any action to resolve any associated breaches of planning control;

(f) following consideration of representations at the meeting from a local resident and a local Ward Councillor speaking against the application, and the applicant speaking in favour of the application, an application for planning permission for single/two-storey rear extension and a detached garage to the rear of the dwelling

house at 55 Causeway Head Road (Case No. 16/00509/FUL) be granted, conditionally;

(g) subject to the inclusion of a revision to the wording for condition 4, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the erection of 181 dwellinghouses with associated highways and landscaping works at land between Harborough Avenue, and Raynald Road and Fretson Road, (Case No. 15/04439/FUL) be granted, conditionally, subject to legal agreement;

(h) following consideration of parking surveys, as outlined in a supplementary report circulated at the meeting, and representations at the meeting from a representative of Walkley Forum, a local resident and a local Ward Councillor speaking against the application, and the applicant's agent speaking in favour of the application, an application for planning permission for demolition of existing buildings and erection of 6 apartments with car parking accommodation (as amended by drawings received 14 April 2016) at Creevela Works, Parsonage Street (Case No. 15/04196/FUL) be granted, conditionally; and

(i) following consideration of an amended recommendation, and subject to the deletion of condition 37, an additional condition 35 and additional directives, all as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from a local resident, an application for planning permission for mixed used development including demolition of existing single-storey buildings and erection of 20 no. apartments (Use Class C3), change of use of 2 no. existing buildings to create 3 no. commercial units (A1/A3/A4/B1/D2 use) and formation of 1 no. apartment (Use Class C3), provision of 8 no. new parking spaces and change of use of garage premises to management office, residents gym/facilities ancillary to residential accommodation and provision of outdoor courtyard (revised scheme to previously approved 14/01724/FUL) at land and buildings at junction with Dyson Place, Gordon Road (Case No. 15/03890/FUL) be granted, conditionally.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Director of Development Services 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.

8. DATE OF NEXT MEETING

- 8.1 It was noted that the next meeting of the Committee will be held at 2:00p.m on Tuesday 28 June 2016 at the Town Hall.