

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 17 August 2021

PRESENT: Councillors Peter Price (Chair), Tony Damms, Roger Davison, Peter Garbutt, Brian Holmshaw, Dianne Hurst, Bob McCann, Zahira Naz, Chris Rosling-Josephs, Andrew Sangar, Garry Weatherall, Richard Williams and Alan Woodcock

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1. APOLOGIES FOR ABSENCE

1.1 No apologies for absence were received.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the public and press.

3. DECLARATIONS OF INTEREST

3.1 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 27th July 2021, were approved as a correct record.

5. SITE VISIT

5.1 Councillor Peter Garbutt raised the issue as to why visits had not been arranged to the other sites to be considered at this meeting. Cllr Andrew Sangar added that, in the past, visits to most of those sites which were considered contentious were arranged.

5.2 The Chair (Councillor Dianne Hurst) stated that Members could either visit any site independently, or contact the Co-Chairs of the Committee, and request that visits be made to specific sites.

5.3 **RESOLVED:** That (a) the comments now made and response provided with regard to site visits be noted; and

(b) the Chief Planning Officer, in liaison with a Co-Chair, be authorised to make any 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. COUNCIL'S FIVE-YEAR HOUSING LAND SUPPLY

6.1 The officer presented an urgent item to provide clarification to Members on the Council's Five-Year Housing Land Supply position following the receipt of two materially important appeal decisions since the agenda was published. The officer clarified that the latest assessment was that there was a four-year supply of deliverable housing sites in Sheffield for the period 1st April, 2021 to 31st March, 2026. The assessment followed the Government Practice Guidance, and was based on available evidence on construction programmes and development constraints, as well as reflecting the number of sites currently available for development. The officer pointed out that because there is not now a full five-year supply, the most important Local Plan policies for determining any relevant applications for housing were automatically 'out of date' and the 'presumption in favour of sustainable development' applied (referred to as the 'tilted balance'). In that situation, Members were advised that planning permission should only be refused for applications involving housing if the adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework (NPPF) as a whole. This applied with immediate effect and the full details would shortly be published.

6.2 Members noted this information.

7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

7a APPLICATION NO. 21/01999/REM – SITE OF CAR PARKS AT SHALES MOOR, BRIDGE STREET AND PLUM LANE, S3

7a.1 6a.1 Responses to two further representations and a report on the Council's revised Five-Year Housing Land Supply Monitoring Report, which had just been released, were included in the supplementary report circulated and summarised at the meeting.

7a.2 The officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were presented to Members in advance of the meeting.

7a.3 Jon Suckley attended the meeting and spoke in support of the application.

7a.4 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.

7a.5 **RESOLVED:** That an application for the approval of reserved matters be GRANTED, conditionally for the reasons set out in the report and supplementary report, now submitted, for the erection of mixed use development comprising two buildings up to 19 storeys with apartments at upper levels (Use Class C3) and ground floor retail units (Use Classes A1-A4) (Application to approve access, appearance, landscaping, layout and scale as reserved under planning permission no. 16/02518/OUT) on the site of the car park at Shalesmoor, Bridge Street and Plum Lane (Buildings 1A and 1B), Sheffield 3.

7b **APPLICATION NO. 21/01988/REM – LAND AT CORPORATION STREET, SPRING STREET, WATER STREET, PLUM STREET AND LOVE STREET S3 8NS**

7b.1 An additional representation, along with the officer response, were included within the supplementary report circulated and summarised at the meeting.

7b.2 The officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were presented to Members in advance of the meeting.

7b.3 Jon Suckley attended the meeting and spoke in support of the application.

7b.4 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.

7b.5 **RESOLVED:** That an application for the approval of reserved matters be GRANTED, conditionally for the reasons set out in the report and supplementary report, now submitted, proposing details for the access, appearance, scale, layout, landscaping and access for an office building (Use Class B1a) with ground floor retail units (Use Classes A1-A4) (Application to approve access, appearance, landscaping, layout and scale as reserved under planning permission no. 16/02518/OUT) on land at Corporation Street, Spring Street, Water Street, Plum Street and Love Street, Sheffield S3 8NS.

7c **APPLICATION NO. 21/01102/FUL – BRITISH RAIL SPORTS CLUB, FARM ROAD, S2 2TP**

7c.1 Amendments to the report, including a revised affordable housing contribution of £565,000 and a report on the Council's Five-Year Housing Land Supply Monitoring Report, which had just been released, were included within the supplementary report circulated and summarised at the meeting.

7c.2 The officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were presented to Members in advance of the meeting.

- 7c.3 Tom Breislin attended the meeting and spoke in support of the application.
- 7c.4 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.
- 7c.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally, subject to the completion of a legal agreement for the reasons set out in the report and supplementary report, now submitted, for the erection of 336 apartments in a 10-23-storey building, including the provision of communal indoor/outdoor amenity space, car parking spaces, cycle spaces and landscaping works at British Rail Sports Club, Farm Road, Sheffield S2 2TP (Application No. 21/01102/FUL).
- 7d **APPLICATION NO. 21/00366/FUL) – 15A BROOMFIELD ROAD, STOCKSBRIDGE, SHEFFIELD, S36 2AR**
- 7d.1 An additional condition was included within the supplementary report circulated and summarised at the meeting.
- 7d.2 The officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were presented to Members in advance of the meeting.
- 7d.3 Katy Traill and Abbey Hayes attended the meeting, and spoke against and in support of the application, respectively.
- 7d.4 The Committee considered the report and recommended conditions having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.
- 7d.5 **RESOLVED:** That an application for planning permission be GRANTED, conditionally for the reasons set out in the report and supplementary report, now submitted, and subject to (1) a directive advising the applicant to contact the third party owners of the access road in order to seek improvements to the road surface and (2) an amendment to Condition 13, to ensure that the proposed boundary treatment incorporates hedgerow planting with both screening and ecological benefits alongside the acoustic fence, for the erection of a nursery (Use Class E) with associated parking at 15A Broomfield Road, Stocksbridge, Sheffield, S36 2AR (Application No. 21/00366/FUL).

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Chief Planning Officer detailing

new planning appeals received and planning appeals allowed or dismissed by the Secretary of State.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Planning and Highways Committee would be held on Tuesday 7th September 2021, at 2.00 pm.

(NOTE: In accordance with Council Procedure Rule 26 of the Council's Constitution and the provisions of Section 100B(4)(b) of the Local Government (Access to Information) Act 1985, the Chair decided that Item 6 – Council's Five-Year Housing Land Supply, be considered as a matter of urgency in order for the issue to be considered at the earliest possible opportunity, although it had not been possible to give five clear days' notice that the request was to be considered).