

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 2 July 2013

**PRESENT:** Councillors Alan Law (Chair), Trevor Bagshaw, David Baker, Janet Bragg, Tony Downing (Deputy Chair), Jayne Dunn, Ibrar Hussain, Bob Johnson, Bob McCann, Peter Price, Peter Rippon, Garry Weatherall and Joyce Wright

.....

#### **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 public and press.

#### **3. DECLARATIONS OF INTEREST**

3.1 In respect of an application for planning permission for the erection of a two-storey building for use as a primary school and nursery with associated landscaping and car parking on land to the rear of 22 to 92 Owler Lane, Skinnerthorpe Road (Case No. 13/01483/FUL), Councillor Alan Law as a Governor of the nearby Fir Vale School Academy Trust and Councillor Ibrar Hussain as a local Ward Councillor in attending meetings on the proposed new school, declared that they had not made any comment on the proposed new building and would keep an open mind when considering the application.

#### **4. MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the meeting of the Committee held on 11 June 2013, were approved as a correct record.

#### **5. SHEFFIELD CONSERVATION ADVISORY GROUP**

5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 21 May 2013.

#### **6. SITE VISIT**

6.1 **RESOLVED:** That the Director of Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Thursday 18 July 2013, in connection with any planning applications requiring a visit by Members prior to the next meeting of the

Committee.

## **7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

7.1 **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 for this date in respect of Case Nos. 13/01483/FUL and Case No. 12/03596/LBC and other applications considered be amended as 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 additional representations and the officer's response as detailed in a supplementary report circulated at the meeting and after hearing an oral representation from the applicant's representative, an application for planning permission for the demolition of public house (Use Class A4) and erection of a retail store (Use Class A1) with associated landscaping, car parking and servicing (in accordance with amended plans and elevations received 11.06.2013), at the Bradway Hotel, Bradway Road (Case No. 13/01343/FUL) be refused, as the Committee considered that the existing building had local merit and character and contributed positively to the street scene and that the proposed building lacked quality, distinctiveness and failed to enhance the locality and as such was contrary to policies BE5, BE20 and S10 of the Unitary Development Plan, CS74 of the Local Development Framework and Paragraph 64 of the National Planning Policy Framework;

(c) having noted additional representations and the officer's response as detailed in a supplementary report circulated at the meeting and after hearing an oral representation from the applicant's representative and an associate of the applicant's representative, an application for planning permission for the use of medical centre as supported living accommodation for 16 to 25 year old persons at 354 to 356 Bluebell Road (Case No. 13/00499/CHU) be granted, conditionally;

(d) having heard oral representations from a local Ward Councillor and the applicant's agent at the meeting, an application for planning permission for a first-floor side extension to a dwellinghouse at 1 Workhouse Green, Mayfield Road (Case No. 13/00418/FUL) be granted, conditionally;

(e) an application for planning permission for the erection of 16 terraced dwellinghouses with associated landscaping and parking, and the refurbishment and conversion of the former Kutrite Works into 20 apartments (amended in accordance with plans received 21.05.2013

and 12.06.2013) at the site of 1 to 7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane (Case No. 12/03595/FUL) be granted, conditionally, subject to (i) an additional condition being attached requiring the applicant to provide details on the provision and location of an interpretation plaque in respect of the history of the site, which should be erected before the listed building is occupied and (ii) a directive being attached advising the applicant to inform future residents, in writing prior to them purchasing a property or entering into a lease/tenancy, that they should be aware that the site is located in an industrial area where they should expect some noise from industrial operations and some working outside of the normal working week and that they cannot expect the same environmental standards as in a residential area.

(NOTE: at the request of the applicant, an application for planning permission for the erection of a dwellinghouse within the curtilage of 54 Westwood Road, Ranmoor (Case No. 13/00915/OUT) was withdrawn from consideration.)

## **8. ENFORCEMENT OF PLANNING CONTROL: 23 BRIAR ROAD**

8.1 The Director of Development Services submitted a report on his investigation into a complaint, concerning a breach of planning control in respect of the unauthorised UPVC replacement bay window at 23 Briar Road. The report stated that the property was located within the Nether Edge Conservation Area and that an Article 4(2) Direction had removed permitted development rights with regard to alterations to the elevations fronting the highway.

8.2 It was explained that the Article 4(2) Direction was to halt the erosion of the traditional character of buildings and that, gradually through alterations, features would be restored to enhance the appearance of the area.

8.3 An assessment of the breach of control viewed that the replacement bay window failed to preserve or enhance the character of the Nether Edge Conservation Area and as a result was contrary to the aims of Policies BE5, 15, 16 and 17 and H14 of the Unitary Development Plan.

8.4 **RESOLVED:** That (a) authority be given to the Director of Development Services or the Head of Planning to take all necessary steps including enforcement action and, if necessary, the institution of legal proceedings to secure the removal of the unauthorised bay window at 23 Briar Road; and

(b) delegated authority be given to the Head of Planning, in consultation with the Chair (Councillor Alan Law), to vary the action authorised to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

**9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 9.1 The Committee received and noted a report of the Director of Development Services detailing (a) 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 on Tuesday 23 July 2013 at 2.00 pm at the Town Hall.