

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 5 August 2014

PRESENT: Councillors Alan Law (Chair), Nasima Akther, Jack Clarkson, Roger Davison, Ibrar Hussain, Bryan Lodge, Denise Reaney, Tony Damms (Substitute Member) and Andrew Sangar (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Joyce Wright, David Baker, Peter Price and Tony Downing. Councillors Tony Damms and Andrew Sangar attended the meeting as the duly appointed substitutes for Councillors Wright and Baker, respectively.

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 15 July 2014 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Friday 22nd August 2014, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

6. TREE PRESERVATION ORDER 392 AT THE SITE OF THE SOUTH YORKSHIRE POLICE DIVISIONAL HEADQUARTERS, 321 THE COMMON

6.1 **RESOLVED:** That no objections having been received, the Tree Preservation Order No. 392 made on 22 May 2014, in respect of trees at the site of South Yorkshire Police Divisional Headquarters, 321 The Common be confirmed as an unopposed Order.

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 as shown 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 representations from a local resident opposing the application and, notwithstanding the officers' recommendation, an application for planning permission for the erection of a dwellinghouse and single-storey side/rear extension to existing dwellinghouse including garage (amended as per plans received on 25/6/14 and 15/7/14) at High Bank, Eckington Road (Case No. 14/01848/FUL) be refused as the Committee considered that the application failed to comply with Policy H14 of the Unitary Development Plan as a result of its overbearing impact and the loss of light to adjoining residential property and the failure to demonstrate car turning facilities at the development which could be detrimental to road safety;

(c) following consideration of an additional representation from a local Ward Councillor, as outlined in a supplementary report circulated at the meeting, and representations from a representative of the Botanical Gardens Community Association opposing the application, an application for planning permission for change of use from A1 use to A3 use (as per amended plans received on 20 June 2014) at The Relaxation Den, 503 Ecclesall Road (Case No. 14/01864/CHU) be granted, conditionally; and

(d) subject to the revision of condition 2, as outlined in a supplementary report circulated at the meeting, an application for planning permission for use of land for staff, contractor and coach parking accommodation including ancillary uses and provision of a security cabin and barriers to the coach park site at Alsing Road (Case No. 14/00643/FUL) be granted, conditionally.

8. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

- 8.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing a quarterly update of progress on the work being undertaken by the enforcement team within the City.

9. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE CITY CENTRE AND EAST AREAS OF THE CITY

- 9.1 The Committee noted (a) a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the City Centre and East areas of the City and (b) further information provided by the Director of Regeneration and Development Services to Members' questions in respect of enforcement matters.

10. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE SOUTH AREA OF THE CITY

- 10.1 The Committee noted (a) a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the South area of the City and (b) further information provided by the Director of Regeneration and Development Services to Members' questions in respect of enforcement matters.

11. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE WEST AND NORTH AREAS OF THE CITY

- 11.1 The Committee noted (a) a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the West and North area and (b) further information provided by the Director of Regeneration and Development Services to Members' questions in respect of enforcement matters.

12. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 12.1 The Committee received and noted a report of the Director of Regeneration and Development Services submitted a report 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.

13. DATE OF NEXT MEETING

- 13.1 It was noted that the next meeting of the Committee will be held on Tuesday, 26 August 2014 at 2.00 pm at the Town Hall.