

Planning and Highways Committee

Meeting held 26 August 2014

PRESENT: Councillors Alan Law (Chair), David Baker, Jack Clarkson, Roger Davison, Tony Downing (Deputy Chair), Ibrar Hussain, Bryan Lodge, Peter Price, Denise Reaney, Joyce Wright and Tony Damms (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Nasima Akther and Councillor Tony Damms attended the meeting as the duly appointed substitute.

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 5 August 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 Monday 15th September 2014, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

6. PROPOSED CLOSURE OF FOOTPATHS AT GREENLAND DRIVE AND GREENLAND COURT, DARNALL

6.1 The Director of Regeneration and Development Services submitted a report seeking authority to process the Highway Stopping-Up Order required to close public footpaths at Greenland Drive and Greenland Court in the Darnall area of Sheffield.

6.2 The report stated that the City Council's Home Improvement Team had made an application requesting the closure of the footpaths shown by hatching on the plan included in the report as Appendix A.

6.3 Several of the subject footpaths had been gated for a period in excess of eight

years. No complaints from the general public were received during this time.

- 6.4 Full planning permission (Case No. 14/00932/FUL) for the installation of a replacement door entry system crossing the subject paths was granted on 17th April 2014. Therefore, there was now a need to legally close the paths using the powers contained in Section 118 of the Highways Act 1980, in order to regularise the situation with the paths which had already been gated and to facilitate the closure of those now additionally proposed to have gates.
- 6.5 Two of the subject paths were currently not gated, though given that the nature of these routes was to serve as access to stairwells and residents homes it was considered that they were not necessary for use as through routes by the general public.
- 6.6 **RESOLVED:** That: (a) no objections be raised to the proposed formal closure of the footpaths shown hatched on the plan in the report as Appendix A, subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected; and
- (b) the Committee delegates authority to the Director of Legal Services to:-
- (i) take all necessary action to close the footpaths shown on the plan included as Appendix A in the report under the powers contained within Section 118 of the Highways Act 1980;
 - (ii) confirm the Order as an Unopposed Order, in the event of no objections being received or any objections received being resolved; and
 - (iii) submit the Order to the Secretary of State for confirmation, in the event that objections are received which cannot be resolved.

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. 14/02148/FUL, 14/01888/FUL, 14/01854/FUL and 14/00478/OUT, 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) following consideration of an additional representation from a local Ward Councillor, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the erection of first-floor side extension and front porch to dwellinghouse at 135 Folds Lane (Case No. 14/02503/FUL) be granted, conditionally;

(c) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and representations from a local resident supporting the officers recommendation to refuse the application, an application for planning permission for single-storey rear extension to dwellinghouse, demolition of existing garages and erection of new quadruple garage including storage to eaves with two dormer windows and re-roofing of existing dwellinghouse at 20 Hallamgate Road (Case No. 14/02418/FUL) be refused for the reasons outlined in the report;

(d) subject to the inclusion of additional conditions and an amendment to condition 13, as outlined in a supplementary report circulated at the meeting, an application for planning permission submitted by the City Council for the demolition of 3 classroom units and alterations and extensions to school including two-storey building to provide additional classrooms and ancillary facilities, single/two storey front extension to Junior School and construction of multi-use games area (as amended 12/08/2014) at Greystones Primary School, Tullibardine Road (Case No. 14/01856/RG3) be granted, conditionally;

(e) following consideration of corrections to the officer's report, additional submissions from the applicant and a planning assessment in response to the submissions, and subject to revisions to conditions and the inclusion of an additional directive, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the erection of three retail units (Units F1, F2 and F3), erection of building incorporating retention and extension of steel frame to provide five retail units (Units 1, 1A, 2, 3 and 4 including provision of mezzanine within Unit 3) and a leisure unit (Unit 5), erection of multi-storey decked car park, alterations to sub-divide Unit B to form two retail units (Units B1 and B2 including mezzanine) and a restaurant/café (Unit B3), substations, provision of car parking accommodation and landscaping works at land and buildings east of Railway, Kilner Way (Case No. 14/01314/FUL) be granted subject to legal agreement and referral to Secretary of State; and

(f) notwithstanding the officer's recommendation, an application for planning permission for demolition of existing caretaker's house and garages and proposed residential development of 52 dwellinghouses with associated access, car parking and area of public open space at former Oakes Park School, Matthews Lane (Case No. 13/02892/FUL) be supported in principle subject to further consideration of the allocation of the £2,224,411 funding identified by the District Valuer as being a viable contribution towards Affordable Housing and the final decision on the application be deferred until that information can be presented at the next meeting of the Committee.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 The Committee received and noted a report of the Director of Regeneration and 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.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee will be held on Tuesday, 16 September 2014 at 2.00 pm at the Town Hall.