

**WEST AND NORTH
PLANNING AND HIGHWAYS COMMITTEE**

Meeting held Tuesday 8 May 2012

PRESENT: Councillor Peter Rippon (Chair)
Councillor Trevor Bagshaw
Councillor Janet Bragg
Councillor Mazher Iqbal
Councillor Bob McCann
Councillor Talib Hussain
Councillor Chris Rosling-Josephs
Councillor Garry Weatherall

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1. WELCOME AND HOUSEKEEPING ARRANGEMENTS

1.1 The Chair welcomed Members of the public to the meeting and the basic housekeeping and fire safety arrangements were outlined.

2. EXCLUSION OF PRESS AND PUBLIC

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

3. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE COMMITTEE

3.1 There were no apologies for absence.

4. DECLARATIONS OF INTEREST

4.1 Councillor Garry Weatherall declared a personal interest as a Member of the Ecclesfield Parish Council in relation to those applications that the Parish Council had considered, but indicated that he would participate in their determination if they were to be considered by this Committee as he had not pre-determined his view on applications during the meetings of the Parish Council.

4.2 Councillor Trevor Bagshaw declared a personal interest in agenda item 7 (Blackburn Valley and Beeley Wood Track Bridleway Creation Order) and an application for planning permission for the demolition of existing industrial and vacant office buildings and redevelopment to create an integrated community facility to include offices, education space, indoor and outdoor sports pitches and associated changing facilities, gym, dance and boxing studio, call centre, together with ancillary parking, landscaping and external works (received by e-mail dated 23/04/12) at land and buildings off Penistone Road (Site of former Presto International UK Ltd), Penistone Road, Owlerton (Case No. 12/00191/FUL) as a Member of the Upper Don Trust.

5. **MINUTES OF LAST MEETING**

- 5.1 The minutes of the meeting of the Committee held on 17 April 2012 were approved as a correct record, subject to an amendment to item 3 (Apologies for Absence) to record that a substitute had been appointed for Councillor Trevor Bagshaw (Councillor Diana Stimely) but she had subsequently been unable to attend the meeting due to illness and had therefore given her apologies.

6. **SITE VISIT**

- 6.1 **RESOLVED:** That a site visit be arranged for the morning of Tuesday 29 May 2012, subject to confirmation by the Chair, in connection with any planning applications requiring a site visit by Members prior to the next meeting of the Committee.

7. **BLACKBURN VALLEY AND BEELEY WOOD TRACK BRIDLEWAY CREATION ORDER**

- 7.1 The Director of Development Services submitted a report seeking authority to make (a) the Order required to create a section of public bridleway for Blackburn Valley Phase1 and to implement this bridleway if and when the Order was confirmed and (b) the Order required to create a section of public bridleway in Beeley Wood and to implement this bridleway if and when this Order was confirmed.
- 7.2 New bridleway routes for walkers, cyclists, disabled people and horse riders were planned in the Blackburn Valley in north-east Sheffield and in Beeley Wood in the Upper Don Valley in north-west Sheffield as part of the Sheffield Cycle Action Plan, strategic cycle route development in the Sheffield Core Strategy and the Rights of Way Improvement Plan.
- 7.3 Core Strategy policy (CS55) stated that 'Improvement and development of the cycle network will be given priority on strategic links, mainly to key employment locations through the Upper and Lower Don Valley through the Blackburn Valley, extending through Smithy Wood and Helsey Wood to Chapeltown'. The alignments of the two routes also appeared in the emerging Sheffield Development Plan proposal Maps to protect their alignments.
- 7.4 The new bridleway routes would ultimately provide connections between the outlying settlements of Chapeltown and Oughtibridge and the main Sheffield urban area at Meadowhall and Wadsley Bridge respectively.
- 7.5 In the case of the two alignments in the report, accommodating pedestrians and cyclists on the existing road routes would be prohibitively expensive and not address the safety problems at road junctions, as well as not inspiring leisure use.
- 7.6 The schemes would provide safe alternatives to the dangerous and unappealing road corridors that pedestrians, cyclists and disabled people currently faced for their everyday journeys in these areas.

- 7.7 Members of the public and campaign groups had made longstanding requests to resolve the difficulties and danger faced by people on foot and bicycle in using Chapeltown Road, The Common (A6135) and Ecclesfield Road (B6082) between Chapeltown and Meadowhall and Middlewood Road (A6102) between Oughtibridge and Middlewood.
- 7.8 All affected landowners had been consulted, where known. A petition of around 450 signatures of Oughtibridge residents and members of cycle campaign groups was received in September 2010, requesting that the footpath in Beeley Wood be upgraded to a bridleway for use by cyclists, wheelchair users and horse riders.
- 7.9 Searches of Statutory Undertakers affected by the schemes had been carried out. Consultations with the relevant Statutory Undertakers would be carried out during detailed design of the routes.
- 8.0 Mr Hague, a local landowner, attended the meeting to make representations to the Committee objecting to the proposal at Blackburn Valley. He commented that he had agreed to allow the Council to build a 3m bridleway on his land but not 5m as proposed. He was also surprised that the report was before the Committee at the meeting as he believed negotiations were still ongoing with the Council.
- 8.1 Officers commented that this was the first stage of the process and formal objections could be lodged once the Order had been made.
- 8.2 **RESOLVED:** That the Committee:-
- (a) approves the proposed Creation Orders, under Section 26 of the Highways Act, of new bridleway for the alignments shown on the plans shown in Appendices A, B and C of the report, subject to satisfactory arrangements being made with Statutory Undertakers with regards to their mains and services that may be affected;
 - (b) authorises the Director of Legal Services to take all necessary action on the matter under the powers contained within Section 26 of the Highways Act 1980;
 - (c) authorises the Orders to be confirmed (as unopposed orders) subject to: (i) no objections being received and (ii) in the event of objections being received, they are resolved; and
 - (d) authorises the Order(s) to be referred to the Secretary of State for determination if the landowner(s) were the only objector(s).

9. **APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

- 9.1 **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 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) subject to additional conditions numbering 31-34 stating that '(31) The development shall not be used unless all redundant accesses had been permanently stopped up and reinstated to kerb and footway and the means of vehicular access shall be restricted solely to those access points indicated in the approved plans; In the interests of highway safety and the amenities of the locality, (32) No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed; In the interests of the safety of road users, (33) There shall be no gates or barriers erected at the means of access to the site unless otherwise approved in writing by the Local Planning Authority; To ensure access is available at all times, (34) The development shall not be begun until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority; In the interests of pedestrian safety', as outlined in a supplementary report circulated at the meeting, and, subject to an additional condition that a historical information board outlining the history of the site be erected along with the new development, an application for planning permission for the demolition of existing industrial and vacant office buildings and redevelopment to create an integrated community facility to include offices, education space, indoor and outdoor sports pitches and associated changing facilities, gym, dance and boxing studio, call centre, together with ancillary parking, landscaping and external works (revised plans received by e-mail dated 23/04/12) at land and buildings off Penistone Road (site of former Presto International UK Ltd), Penistone Road, Owlerton (Case No. 12/00191/FUL) be granted, conditionally, subject to legal agreement; and

(c) subject to an the replacement of the last paragraph of page 57 with the following 'Although now superseded by the National Planning Policy Framework (NPPF), the guiding principles set out in Planning Policy Statement 1 – Delivering Sustainable Development, have been repeated in the NPPF and are considered applicable with regard to this development.', further corrections in relation to paragraphs 59 and 60 and further information as requested by Councillor Janice Sidebottom, a local Ward Councillor, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the demolition of existing dwellinghouse and erection of a three storey dwellinghouse and garage at 90 Ranmoor Road (Case No. 12/00159/FUL (formerly PP-01764086)) be granted, conditionally.

(Note. The application for planning permission for the demolition of former country club and erection of dwellinghouse at the site of Pinegrove Country Club, Myers Grove Lane (Case No. 12/00685/FUL (formerly PP-01858103))

was withdrawn from consideration at the meeting as a scoping report identified the possibility for roosting bats in the existing building and a full emergence survey would need to be carried out in order to establish the mitigation necessary. This was a material condition and could not be made the subject of a decision.

10. **RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS**

- 10.1 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.

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