

SHEFFIELD CITY COUNCIL

City Centre, South and East Planning and Highways Committee

Meeting held 21 May 2012

PRESENT: Councillors Alan Law (Chair), Tony Downing, Adam Hurst, Ibrar Hussain, Nikki Sharpe, David Baker, Janice Sidebottom and Diana Stimely

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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 PUBLIC AND PRESS

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 Apologies for absence were received Councillors Jayne Dunn and Peter Price.

4. DECLARATIONS OF INTEREST

4.1 There were no declarations of interest.

5. MINUTES OF PREVIOUS MEETING

5.1 The minutes of the meeting of the Committee held on 30th April, 2012 were approved as a correct record.

6. SITE VISIT

7.1 **RESOLVED:** That the Director of Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Thursday, 7th June, 2012 at 10.00 a.m. in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

7. PROPOSED CYCLE TRACK CONVERSION ORDER LINKING ROTHERHAM ROAD, JAMES WALTON DRIVE AND OLD LANE, HALFWAY

8.1 The Director of Development Services submitted a report containing proposals for the conversion of a footpath linking Rotherham Road, James Walton Drive and Old Lane, Halfway to a shared foot/cycle path and to implement the widened path if and when the required Order for the conversion was confirmed.

8.2 **RESOLVED:** That (a) the Director of Legal Services be authorised to (a) take all necessary action under the powers contained within Section 3 of the Cycle Tracks

Act 1984 to make a Cycle Track Conversion Order for the footpath shown in Appendix B, subject to satisfactory arrangements being made with Statutory Undertakers;

(b) confirm the Order as an Unopposed Order, in the event of no objections being received or any objections received being resolved; and

(c) submit the Order to the Secretary of State for confirmation if there are one or more sustained objections.

8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

RESOLVED: That the application now submitted for outline planning permission to erect a detached dwellinghouse and garage within the curtilage of 35 Greenhill Main Road and Meadowhead Avenue (Case No. 11/03524/OUT (formerly PP - 1682343) be deferred, pending a visit of inspection being made to the site.

9. ENFORCEMENT OF PLANNING CONTROL: 44 ASHLAND ROAD

- 9.1 The Director of Development Services submitted a report referring to the outcome of investigations into a complaint received by the Council regarding the laying of a concrete hardstanding at 44 Ashland Road which was within the Nether Edge Conservation where owners of properties in the Conservation Area had had certain permitted development rights removed. In response to the complaint, the Director of Development services had written to the owners of 44 Ashland Road informing them that there were no permitted development rights to lay concrete in the zone between the dwellings' front elevation and the back of the footpath, and since the new surfacing in this zone was laid without planning permission it was unauthorised.
- 9.2 During the investigation, it had also been noted that a consent to remove trees (granted under 09/01610/TCA) had included a condition requiring the planting of four heavy standard size replacement trees and that, whilst the trees had been removed, no replacement trees had been provided and the requirement to do so was, therefore, pointed out within correspondence sent to the property owners.
- 9.3 In light of the lack of progress to remedy unsatisfactory appearance of the concrete hard standing and its failure to preserve or enhance the character of the Conservation Area, the failure to adhere to a planning condition requiring the replacement of removed trees, the Director's report set out an assessment of the options available to the Council with respect to the enforcement action on the matter.
- 9.4 **RESOLVED:** That the Director of Development Services or Head of Planning be authorised to take all necessary steps, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised concrete hard standing between the back edge of the footpath and a position level with the front elevation of the dwelling, and replacement

with a suitable alternative, and to require the planting of four suitable replacement trees within the curtilage of 44 Ashland Road.

10. RECORD OF PLANNING APPEAL 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.