

SHEFFIELD CITY COUNCIL

City Centre, South and East Planning and Highways Committee

Meeting held 18 March 2013

PRESENT: Councillors Alan Law (Chair), Richard Crowther, Tony Downing,
Jayne Dunn and Peter Price

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillor David Baker and his nominated substitute Councillor Andrew Sangar. Apologies were also received from Councillor Ibrar Hussain and Diana Stimely, but no substitutes were provided.

2. COUNCILLOR JANICE SIDEBOTTOM

2.1 The Chair (Councillor Alan Law), referred to the recent death of Councillor Janice Sidebottom. Tribute was paid in respect of her being an extremely good and valued planning Member, who took her role on the Committee very seriously. He stated that Janice's views on planning matters were respected by all Members of the Committee and that she would be sadly missed.

3. EXCLUSION OF PUBLIC AND PRESS

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

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 25 February 2013, were approved as a correct record.

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 4th April 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 Dore and Totley Tennis Club (Case No. 13/00285/FUL) 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 an amended description to include the Use Class for the proposed development and the additional representations, as detailed in a supplementary report circulated at the meeting, an application for planning permission for alterations to two self-contained flats to form 3 self-contained flats (Use Class C3) at 102A and 102B Harcourt Road (Case No. 13/00249/FUL) be granted, conditionally, subject to additional conditions in respect of (i) a requirement for the applicant to submit full details for the bin store, including material samples to the Local Planning Authority for approval and (ii) all redundant accesses being permanently Stopped-Up and reinstated to kerb and footway, all as detailed in the aforementioned supplementary report;

(c) having noted the officer's amended reason for refusal and the additional representations, as detailed in a supplementary report circulated at the hearing, an application for planning permission for alterations to a car showroom including installation of roller shutters for use as additional bays to the repair garage/MOT testing centre, rendering of the building and erection of a 1.8 metre boundary wall (retrospective application) at the Meersbrook Garage, 1 to 7 Meersbrook Road (Case No. 13/00177/FUL), be refused in accordance with the reason, as detailed in the report now submitted, subject to the substitution of the words "the restricted dimensions of the site, and the impact the 1.8m boundary wall has upon visibility" for the words "and the restricted dimensions of the site" within the reason for refusal;

(d) notwithstanding the officer's recommendation, an application for planning permission for the provision of one internally illuminated double sided projecting sign and vinyl logo adverts applied internally to a first-floor window at 1 Crookes Road (Case No. 13/00170/ADV) be granted, as the Committee considered that the signage was not intrusive in the Broomhill Conservation Area and was in keeping with other signage on adjacent buildings and, as such, was not considered contrary to Policy BE13 of the Unitary Development Plan; and

(e) an application for planning permission for erection of 84 dwellings and associated infrastructure, including improvements to the existing site access, provision of internal access roads and creation of new open space area/links at site of Castle Centre North Site, Granville

Road (Case No. 12/03953/FUL) be granted, subject to (i) (A) (1) Condition 9 being amended with the addition of the words “This shall include final details of the design (including furniture and play features) and the future management and maintenance of the open space area located between Units 36 and 39” after the words “development is commenced” and (2) Condition 13 being amended with the addition of the words “and/or cycleway (the path)” after the words “pedestrian footpath”, (B) additional conditions in respect of (1) the design of the side elevations at units 4, 35, 38, 39, 58 and 61, (2) a construction management plan, (3) the trees, vegetation and the rock outcrop in the south west corner of the site in front of units 39 to 43 and (4) garden levels and retaining wall structures/boundary treatments to the elevations facing Granville Street and Granville Road, and (C) an additional directive advising the applicant in respect of window openings to units 4, 35, 38, 39, 58 and 61, all as detailed in a supplementary report circulated at the meeting and (ii) the completion of a Legal Agreement.

8. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 8.1 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.

9. DATE OF NEXT MEETING

- 9.1 It was noted that the next meeting of the Committee will be held on Monday, 8 April, 2013 at 2.00 pm at the Town Hall.