

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 5 May 2015

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

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

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 meeting of the Committee held on 14 April 2015 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 in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

6. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6.1 **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 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 heard representations from the applicant's agent speaking in support of the application, and subject to an amended recommendation to 'grant conditionally subject to legal agreement' and an amended heads of terms for the legal agreement, as outlined in a supplementary report circulated at the meeting,

an application for planning permission for two-storey extension to dwellinghouse (revised scheme) at Bassett House, Bassett Lane (Case No. 15/00813/FUL) be granted, conditionally, subject to legal agreement;

(c) following consideration of a supplementary report circulated at the meeting, applications for listed building consent and planning permission for alterations to building including removal of existing 5th floor office and 6th floor plant rooms and replacement with new 5th and 6th floor office space with new atrium space and lifts at Steel City House, West Street (Case Nos. 15/00758/LBC and 15/00757/FUL) be granted, conditionally;

(d) following consideration of (i) representations from two local residents speaking against the application, (ii) subject to an amended address for the development and an amendment to condition 13 to add the words 'T15' after the words 'The Oak Tree', as outlined in a supplementary report circulated at the meeting, and, (iii) subject to the retention of the stone roof at Nos. 46 and 48 Greenhill Main Road, an application for planning permission for conversion of retail units to 1 dwellinghouse, erection of 2 dwellinghouses and alterations and two/single storey rear extension to existing dwellinghouse (No. 44) (Amended plans published 31/3/15) at 44 and curtilage of 44 and site of 46 to 48 Greenhill Main Road (Case No. 14/04673/FUL) be granted, conditionally; and

(e) (i) an advertisement consent application for the retention of a non-illuminated fascia name sign at P Bennett Butchers, 1 Priory Road, Ecclesfield (Case No. 14/03026/ADV) be refused and (ii) the Director of Regeneration and Development Services and Head of Planning be authorised to take all necessary steps including, if necessary, enforcement action to ensure the removal of the sign.

(Note. An application for outline planning permission for the erection of two semi-detached dwellinghouses at land to the rear of 328 Bole Hill Road (Case No. 14/02959/OUT) was withdrawn from consideration to allow officers to assess further information submitted by the applicant).

7. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

7.1 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.

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

8.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases in the City Centre and East areas of the City.

9. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE SOUTH AREA OF SHEFFIELD

9.1 The Committee received and noted a report of the Director of Regeneration and

Development Services providing an update on the progress of enforcement cases in the South area of the City.

10. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE WEST AND NORTH AREAS OF SHEFFIELD

10.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases in the West and North areas of the City.

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

11.1 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.

12. DATE OF NEXT MEETING

12.1 It was noted that the next meeting of the Committee will be held on Tuesday, 26 May 2015, at 2.00 pm, at the Town Hall.