

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 19 January 2016

PRESENT: Councillors Alan Law (Chair), David Baker, Jack Clarkson, Tony Damms, Adam Hurst, Bryan Lodge, Peter Price, Denise Reaney, Peter Rippon, Chris Rosling-Josephs, Garry Weatherall, Joyce Wright and Vickie Priestley (Substitute Member)

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1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence was received from Councillor Roger Davison and Councillor Vickie Priestley attended the meeting as the duly appointed substitute. An apology for absence was also received from Councillor Ibrar Hussain but no substitute was appointed.

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 22 December 2015 were approved as a correct record.

5. SITE VISIT

- 5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair, be authorised to make arrangements for a site visit on Monday, 1 February 2016, 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 report to this Committee for this date and as amended 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) (i) following consideration of additional comments from a local resident and an officer response, as outlined in a supplementary report circulated at the meeting, an application for planning permission for demolition of existing building and erection of three dwellinghouses and garages (resubmission of Case No. 15/02390/FUL) at South Yorkshire Police, Rotherham Road, Halfway (Case No. 15/03924/FUL) be granted, conditionally, (ii) the Director of Regeneration Services or the Head of Planning be authorised to take all necessary steps, including, enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised fence and gates, and (iii) the Head of Planning, in liaison with a Co-Chair of this Committee, be authorised to vary the action to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control;

(c) following consideration of additional comments from a previous objector and from the Broomhall Park Association and an officer response, as outlined in a supplementary report circulated at the meeting, and following consideration of representations at the meeting from (i) a local resident and a local Ward Councillor opposing the application and (ii) the applicant and the applicant's agent speaking in favour of the application, an application for planning permission for demolition of existing building and erection of 2 dwellinghouses at Broomgrove Club, 74 Broomgrove Road (Case No. 15/03499/FUL) be granted, conditionally; and

(d) following consideration of additional comments from the applicant's agent and an officer response, as outlined in a supplementary report circulated at the meeting, and following consideration of additional representations at the meeting from the applicant's agent speaking against the recommendation to refuse the application, an application for planning permission for change of use from retail (Use Class A1) to a betting shop (Sui Generis) including minor external alterations (as per amended plans received 06/11/15) at site of Pasha, 190 London Road (Case No. 15/03286/FUL) be refused as the Committee considered that the use of the premises as a betting office will result in the loss of an additional A1 retail unit reducing the dominance of such premises in the immediate vicinity to a level reducing the vitality and viability of this parade of shops and so threatening its function as a District Centre and as such, was contrary to Policy S10(a) of the Unitary Development Plan.

7. ENFORCEMENT OF PLANNING CONTROL: 183 TO 187 ABBEYDALE ROAD

- 7.1 The Director of Regeneration and Development Services submitted a report informing Members of an amendment required to be made to the authority granted by this Committee at its meeting held on 10 November 2015 in relation to the taking of appropriate action to secure the removal of the unauthorised canopy at 181-185 Abbeydale Road.
- 7.2 The report stated that on 10 November 2015 this Committee had authorised the Director of Regeneration and Development Services, or Head of Planning, to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of an unauthorised canopy at 181-185 Abbeydale Road.

7.3 Following the granting of this authorisation, fresh evidence had come to light which suggested that the original address was incorrect and that the supermarket concerned actually occupied 183-187 Abbeydale Road.

7.4 **RESOLVED:** That the authorisation granted by this Committee on 10 November 2015 in relation to the taking of appropriate action to secure the removal of an unauthorised canopy at premises at Abbeydale Road be amended to take account of the address of the supermarket (Nos. 183-187) and not that stated in the original report (181-185).

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 the planning appeal recently submitted to the Secretary of State.

9. DATE OF NEXT MEETING

9.1 **RESOLVED:** That it be noted that the next meeting of the Committee will be held on Tuesday 2 February 2016 at 2.00 pm, at the Town Hall.

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