

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 15 July 2014

PRESENT: Councillors Alan Law (Chair), Nasima Akther, David Baker, Jack Clarkson, Roger Davison, Tony Downing (Deputy Chair), Ibrar Hussain, Bob Johnson, Bryan Lodge, 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 Councillor Denise Reaney declared a personal interest in Item 7 'Owlthorpe Planning Brief' as a local resident.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 24 June 2014 were approved as a correct record.

5. SHEFFIELD CONSERVATION ADVISORY GROUP

5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 24 June 2014.

6. SITE VISIT

6.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Monday 4th August 2014, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

7. OWLTHORPE PLANNING BRIEF

7.1 The Director of Regeneration and Development Services submitted a report informing Members about the outcome of public consultation on the draft Planning and Brief Brief for Housing Sites C, D and E at Moorthorpe Way, Owlthorpe and seeking formal adoption of the final version of the Brief as a material consideration in determining planning applications for the sites.

- 7.2 Gary Dickson, Area Planning Officer, reported that two additional representations had been received following the publication of the report. The first stated that there had been a lack of consultation on the Brief and residents had not been given enough time to consider the proposals. Mr Dickson responded that he believed adequate consultation had been undertaken and people would be given further opportunities to comment at the application stage.
- 7.3 The second representation commented that the proposals would have a negative impact on traffic in the area and a link road was needed. Mr Dickson commented that a full and detailed highway assessment would be undertaken as part of any application and the construction of a link road was outlined as an option in the Planning Brief.
- 7.4 A local resident attended the meeting to make representations. She stated that she was not against any development in the area. However, she did not believe adequate consultation had taken place and a number of local residents were not aware of the proposals. She also felt that ecological issues in the area were being downplayed in the Brief. Traffic was already a problem in the area and would be made worse by the development. The development should also be reduced in size.
- 7.5 In response, Gary Dickson commented that he believed the consultation had been adequate. There had been posters in the area, drop in events and emails sent out. The Council wanted to embrace people's views. Parts of the site would be protected and any development would blend in with the green framework of the area. He acknowledged the traffic problems in the area which was why the Brief included a link road as a possible option.
- 7.6 **RESOLVED:** That: (a) the Brief be approved to inform development proposals for the sites; and (b) the Brief be approved and adopted as a material consideration in determining planning applications for Owlthorpe sites C, D and E.

8. WESTFIELD PLANNING BRIEF

- 8.1 The Director of Regeneration and Development Services submitted a report informing Members about the outcome of public consultation on the draft Planning and Design Brief for the former Westfield School Site, Westfield Crescent, Mosborough and seeking formal adoption of the final version of the Brief as a material consideration in determining planning applications for the site.
- 8.2 **RESOLVED:** That (a) the Brief be approved to inform development proposals for the site and (b) the Brief be approved and adopted as a material consideration in determining planning applications for the former Westfield School site, Westfield Crescent, Mosborough.

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 as shown 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) following consideration of a response from Yorkshire Water, and subject to amended conditions, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the erection of a 2/3/4 storey school for ages 2 to 16 with community usage at the site of Don Valley Stadium, Worksop Road and Leeds Road (Case No. 14/01548/RG3) be granted, conditionally;

(c) following consideration of representations from the Secretary of the Carterknowle/Millhouses Community Group and three local residents opposing the application, and, notwithstanding the officer's recommendation, an application for planning permission for landscaping works to front of building including erection of a jumbrella at Robin Hood Hotel, Millhouses Lane (Case No. 14/01363/FUL) be refused as the Committee considered that the development would result in inadequate parking provision for the public house, and would displace existing parking provision onto surrounding streets, which would have a detrimental effect upon the amenities of local residents and local businesses owing to the lack of both available street and off street parking provision in the area surrounding the site, and as such the proposal was contrary to the aims of Policy H14 of the Unitary Development Plan for Sheffield;

(d) having noted the amended red line boundary, as displayed, for the site and as detailed in the supplementary report circulated at the meeting, an application for planning permission for the demolition of an industrial building and erection of a mixed use development comprising 38 cluster flats and 90 studio flats, with ancillary facilities, retail/commercial units (A1, A2, A3, A4 and B1 uses) at the lower ground and ground floor level and landscaped courtyard at the site of 102 Arundel Street and the site of Gatecrasher, 112 Arundel Street (Case No. 14/00624/FUL) be granted, conditionally, subject to (i)(A) the deletion of Condition 43 and (B) an amendment to Condition 5 in respect of allowing, other than the external facades, development to commence before the approval of a sample panel of the proposed masonry, all as detailed in the aforementioned supplementary report and (ii) the completion of a Legal Agreement;

(e) following consideration of (i) an additional representation, as detailed in a supplementary report circulated at the meeting and (ii) oral representations at the meeting from a neighbour opposing the development site and from the applicant's agent in support, an application for planning permission for the demolition of a dwellinghouse and erection of 10 apartments with associated car parking accommodation at 3 Ryecroft Glen Road (Case No.

14/00543/OUT) be granted, conditionally, subject to (A) Condition 11 being amended by the substitution of the figure 20 for the figure 24 in respect of the car parking accommodation, as detailed in the aforementioned supplementary report and (B) additional conditions in respect of requiring (1) a dilapidation survey of the highway to be undertaken by the developer and (2) highway improvements to be carried out or details approved by the Local Planning Authority of work to be undertaken prior to development commencing; and

(f) having noted (i) (A) an amendment to the report now submitted clarifying that the site was situated within the fringe Industry and Business area and (B) that the Environment Agency had withdrawn their objection to the application, with a request for a condition and a directive to be attached to any permission granted, as detailed in a supplementary report circulated at the meeting and (ii) an amendment to the application description substituting the figure "7" for the figure "13" in respect of the number of proposed terraced houses, as reported orally at the meeting, an application for planning permission for the demolition of an existing building and the erection of 7 terraced houses and a two-storey retail building with associated external works at Partco Autoparts, Markham Works, 20 Broadfield Road (Case No. 13/03889/FUL) be granted, conditionally, subject to (I)(1) an additional condition being attached in respect of the development being carried out in accordance with the approved Flood Risk Assessment and mitigation measures, (2) an additional directive being attached advising the applicant and occupants to register for the Flood Warnings Direct service and (3) the reason for attaching Condition 37 being amended, by the substitution of the words "In order to ensure an appropriate quality of development" for the words "In order to comply with the requirements of the Town and Country Planning Act", all as detailed in the aforementioned supplementary report and (II) the completion of a Legal Agreement.

10. ENFORCEMENT OF PLANNING CONTROL: 20 GLEN ROAD

The Director of Regeneration and Development Services submitted a report on his investigation into complaints received concerning a breach of planning control, in respect of the unauthorised replacement driveway at 20 Glen Road. The report stated that the property was situated within the Nether Edge Conservation Area and subject to an Article 4 (2) Direction, which removed permitted development rights for developments such as driveways.

An assessment of the materials and design used for the new driveway considered that they were not in keeping with the traditional characteristics of the area and, as such, failed to preserve or enhance the character of the Nether Edge Conservation area. As a result, it was viewed that the development was contrary to Policies BE5, 15, 16, 17 and H14 of the Unitary Development Plan.

RESOLVED: That (a) the Director of Regeneration and Development Services or Head of Planning be authorised to take all appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the hard standing to the property forward of the principal elevation at 20 Glen Road; and

(b) the Head of Planning, in liaison with the Chair of this Committee, be authorised to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 11.1 The Director of Regeneration and Development Services submitted a report 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 It was noted that the next meeting of the Committee will be held on Tuesday, 5th August 2014 at 2.00 pm at the Town Hall.