

SHEFFIELD CITY COUNCIL

City Centre, South and East Planning and Highways Committee

Meeting held 29 April 2013

PRESENT: Councillors Alan Law (Chair), David Baker, Richard Crowther, Tony Downing, Jayne Dunn, Ibrar Hussain (Deputy Chair), Peter Price and Diana Stimely

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1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. EXCLUSION OF PUBLIC AND PRESS

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

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

The minutes of the meeting of the Committee held on 8 April 2013 were approved as a correct record.

5. SHEFFIELD CONSERVATION ADVISORY GROUP

The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 19 March 2013.

6. SITE VISIT

It was noted that the Director of Development Services, in liaison with the Chair of the proposed Planning and Highways Committee, would make arrangements for a site visit in connection with any planning applications requiring a visit by Members prior to the first meeting of that 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 308 to 310 London Road (Case No.13/00735/CHU) 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 heard oral representations from the applicant's agent at the meeting, an application for planning permission for use of site as a temporary car park at Plot V, Europa View, Sheffield Business Park Phase I, (Case No. 13/00724/FUL), be granted conditionally, subject to (i) Condition 3 being amended by the substitution of the number "149" for the number "156" in respect of car parking spaces and substitution of the number "143" for the number "149" in respect of standard spaces, (ii) Paragraph 2 under "Justifications" (page 30 of the report now submitted) being amended by the substitution of the word "including" for the word "and" prior to the words "6 disabled bays" and (iii) the completion of a Legal Agreement, but in the event that the Heads of Terms are not concluded by the revised date of 10 May 2013, the application be refused in accordance with the dual recommendation;
- (c) having considered representations from a local resident and a representative of Crookesmoor Community Forum at the meeting, an application for planning permission for external alterations to the Barber Road and Burns Road frontages, including a new shop front and provision of a level access (As amended plans received 05/04/2013) at the Hadfield Hotel, 24 to 28 Barber Road, (Case No. 13/00695/FUL), be granted conditionally;
- (d) having considered additional representations from neighbours, the applicant and the officer's comments, as detailed in a supplementary report circulated at the meeting and oral representations from a local resident, a local Ward Councillor and a representative of the applicant at the meeting, an application for planning permission for the erection of 14 apartments in 2 x blocks, with associated car parking accommodation and landscaping works at 135 Dore Road (Case No. 13/00383/FUL), be refused for the reasons detailed in the report now submitted;
- (e) having noted that the Legal Agreement had been completed and after considering oral representations from the applicant at the meeting, an application for planning permission for the demolition of an existing building and erection of 16 flats, in a 2/3 storey block with associated landscaping at Lynthorpe House, 86 Charlotte Road (Case No. 13/00035/FUL), be granted conditionally; and
- (f) having considered oral representations from a representative of the applicant at the meeting, an application for planning permission under Section 73 to vary Condition 3 (waste catchment area and tonnage) of planning permission Case No. 01/01035/FUL ((Replacement energy recovery facility (incinerator), office building, staff and refuse

collection, parking and landscaping) as amended by Case No. 10/03861/FUL), in respect of allowing an additional 15,000 tonnes of waste per year (bringing the total to 65,000 tonnes annually) to be collected from outside the Sheffield Waste Disposal Authority Area, and to widen the catchment area for that waste to include Doncaster, Bolsover, Bassetlaw, Newark and Sherwood, Amber Valley, Derbyshire Dales, High Peak, Ashfield and Mansfield at the Incinerator, Bernard Road Service Centre, Bernard Road (Case No. 12/03137/FUL), be granted conditionally.

8. ENFORCEMENT OF PLANNING CONTROL: 153 TWENTYWELL LANE

8.1 The Director of Development Services submitted a report on his investigation into a complaint concerning a breach of planning control in respect of the erection of an unauthorised two metre high boundary fence at 153 Twentywell Lane. The report stated that the owner had been informed that the fence, as erected, was not permitted development and that it should be reduced to a maximum height of 1 metre above ground level.

8.2 In assessing the breach of control, it was viewed that as the owner had not complied in reducing the height of the fence, that it had a detrimental affect on the visual amenities of the street scene and restricted the line of sight for vehicles using the property's driveway, creating a potential safety issue for users of the highway. As such, it was considered contrary to Policies BE5(h) H14(a) and (h) of the Unitary Development Plan.

8.3 **RESOLVED:** That (a) the Director of 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 unauthorised timber fence at 153 Twentywell Lane; and

(b) delegated authority be given to the Head of Planning, in consultation with the Chair of the Planning and Highways Committee, to vary the action authorised to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

9. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

9.1 The Committee received and noted a report of the Director of Development Services providing a quarterly update of progress on the work being undertaken by the enforcement team in the City Centre, South and East area.

10. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE CITY CENTRE AND EAST AREA

10.1 The Committee noted (a) a report of the Director of Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the City Centre and East area and (b) further information provided by the Director of Development Services to

Members' questions in respect of enforcement matters.

11. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE SOUTH AREA

- 11.1 The Committee noted (a) a report of the Director of Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the South area and (b) further information provided by the Director of Development Services to Members' questions in respect of enforcement matters.

12. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 12.1 The Committee received and noted a report of the Director of Development Services detailing a planning appeal recently submitted to the Secretary of State.