

# SHEFFIELD CITY COUNCIL

## West and North Planning and Highways Committee

### Meeting held 23 October 2012

**PRESENT:** Councillors Peter Rippon (Chair), Trevor Bagshaw, Janet Bragg, Talib Hussain, Roy Munn, Denise Reaney, Garry Weatherall, Joyce Wright, Joe Otten (Substitute Member) and Ian Saunders (Substitute Member)

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#### **1. EXCLUSION OF PUBLIC AND PRESS**

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

#### **2. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE COMMITTEE**

2.1 Apologies for absence were received from Councillors Bob McCann and Adam Hurst. Councillors Joe Otten and Ian Saunders attended the meeting as the duly appointed substitutes.

#### **3. DECLARATIONS OF INTEREST**

3.1 Councillor Garry Weatherall declared an interest as a Member of the Ecclesfield Parish Council, in relation to those applications that the Parish Council had considered, but indicated that he would participate in their determination if they were to be considered by this Committee as he had not pre-determined his views on applications during the meetings of the Parish Council.

3.2 Councillor Trevor Bagshaw declared an interest in an application for planning permission for the demolition of existing garage and erection of 12 dwellinghouses with 7 parking spaces and associated landscaping at Twigg Bros, 51 Toyne Street (Case No. 12/01716/FUL) as he knew the applicant. Councillor Bagshaw left the room prior to consideration of the item and took no part in the discussion or vote on the application.

#### **4. MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the meeting of the Committee held on 2<sup>nd</sup> October 2012 were approved as a correct record.

#### **5. SITE VISIT**

5.1 **RESOLVED:** That a site visit be arranged for the morning of Tuesday 13<sup>th</sup> November 2012 at 10.00 am, in connection with any planning applications requiring a site 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 2007, be decided, granted or refused as stated in the report submitted to this Committee for this date in respect of Case Nos. 12/01599/FUL (formerly PP-02003035), 12/02503/FUL and 12/01003/FUL (formerly PP-01891484) 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) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, an application for planning permission for the removal of parapet and formation of pitched roofs to flats at 1-39 Storth Park (Case No. 12/02745/FUL) be granted, conditionally;

(c) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and subject to an additional condition that a rubbish bin be provided at the site, an application for planning permission for change of use from vacant A1 (retail) to A2 (betting office), including alterations to shopfront and installation of satellite dish and air-conditioning units to rear elevation at The Fireplace Shop, 568 Langsett Road (Case No. 12/02640/FUL) be granted, conditionally;

(d) (i) following consideration of an amended recommendation to refuse the application with enforcement action and an additional representation, as outlined in a supplementary report circulated at the meeting, an application for planning permission for re-siting, boxing in and fencing off of air conditioning unit for internal refrigeration units at 52-54 Church Street, Oughtibridge (Case No. 12/02621/FUL (formerly PP-02156494)) be refused as the Committee considered that the proposed development would be detrimental to the amenities of the locality and to the living conditions of nearby residents owing to the noise disturbance which is generated by the existing unit and the resting of this will not remove the matter of noise disturbance, and as such, the proposal was therefore contrary to Policy H14 of the Unitary Development Plan and (ii) authority be given to the Director of Development Services or Head of Planning to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised air conditioning unit;

(e) subject to an amendment to condition 2 and additional conditions as outlined in a supplementary report circulated at the meeting, an application for planning permission for the demolition of existing garage and erection of 12 dwellinghouses with 9 parking spaces and associated landscaping at Twigg Bros, 51 Toyne Street (Case No. 12/01716/FUL) be granted, conditionally, subject to legal agreement; and

(f) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and, subject to additional conditions that (i) notwithstanding the indication given in the submitted documents, the land within the green buffer zone shown on drawing no. 0127\_06

Rev E shall not be treated with herbicide or other chemical treatments unless otherwise approved in writing by the Local Planning Authority and (ii) a Construction Methods Statement, access arrangements for construction plant, location of site compound and car/van parking arrangements for contractors and arrangements and location for accepting deliveries for building materials, be submitted prior to development commencing, an application for reserved matters approval for the erection of 12 dwellinghouses (application to approve landscaping, scale, access, appearance and layout in relation to outline planning permission ref. 08/03194/OUT) (as amended 30.07.12, 13.09.12 and 05.10.12) at land to rear of 15 to 31 and adjacent to 38 Hanson Road (Case No. 12/01702/REM (formerly PP-02002535)) be granted, conditionally.

## **7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 7.1 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.