

SHEFFIELD CITY COUNCIL

West and North Planning and Highways Committee

Meeting held 5 March 2013

**PRESENT:** Councillors Peter Rippon (Chair), Trevor Bagshaw, Janet Bragg, Adam Hurst, Talib Hussain, Bob McCann, Roy Munn, Denise Reaney, Garry Weatherall and Joyce Wright

.....

**1. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE COMMITTEE**

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 public and press.

**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 12 February 2013 were approved as a correct record subject to amendments to paragraph 8.6 in the first sentence to amend the words 'Members had raised a specific concern about the state of the Bowling Green' to read 'Members raised concerns about the non existing bowling green and state of the building', reference to the pedestrian access to be deleted and an amendment to paragraph (b) of the resolution to read 'the Director of Development Services be requested to provide a verbal report outlining how this case had reached this state to the next meeting of the Committee on 5 March 2013'.

**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 22 January 2013.

**6. SITE VISIT**

6.1 **RESOLVED:** That a site visit be arranged for the morning of Tuesday 26 March 2013 at 10.00 am, in connection with any planning applications requiring a site visit by Members prior to the next meeting of the 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 Case No. 13/00208/CHU, 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.

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

- 8.1 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.

## **9. DIAL HOUSE, BEN LANE: UPDATE**

- 9.1 Kate Mansell, Development Services provided an update in respect of the status of the discharge of conditions imposed following the granting of planning permission and Listed Building Consent on appeal for the development on Ben Lane following the request from the Committee at its meeting held on 5 March 2013.

- 9.2 She reported that Members had requested that officers seek an application from the developer for the discharge of the conditions in relation to both the planning permission and Listed Building Consent and this had now been submitted and was presently under consideration. Officers were happy with what had been built on site thus far and the materials used. With regard to the Bowling Green, she advised Members that the discharge of condition application noted that construction of the new bowling green will commence in February 2014 although due to the unsightly state of the area, in the interim, it is proposed to level, topsoil and seed this area. Construction of the bowling green pavilion is also proposed to commence in February 2014 and Officers will consider whether this timescale was appropriate. The application to discharge the conditions could also be brought back to the Committee should Members request this.

- 9.3 **RESOLVED:** That the application to discharge the conditions in relation to the development at Ben Lane be submitted to a future meeting of the Committee.

## **10. FORMER HESLEY WOOD TIP: SMITHY WOOD ROAD, CHAPELTOWN**

- 10.1 Kate Mansell reported that she had received a number of emails from local residents in respect of possible breaches of planning conditions in relation to the development at the site of the former Hesley Wood Tip, Smithy Wood, Chapelton. She commented that Recycoal had undertaken the majority of the tree work required. They had not breached any of the conditions and the position of the fencing had been agreed with officers. They had further submitted a pre-commencement conditions discharge so there had been no breaches at this stage as far as officers were concerned.

- 10.2 **RESOLVED:** That the Chair of the Committee be requested to liaise with officers

with a view to providing regular update reports to the Committee in respect of progress on the development at the site of the former Hesley Wood Tip, Smithy Wood Road, Chapeltown.