

SHEFFIELD CITY COUNCIL

West and North Planning and Highways Committee

Meeting held 16 April 2013

PRESENT: Councillors Peter Rippon (Chair), Trevor Bagshaw, Janet Bragg, Adam Hurst, Bob McCann, Roy Munn, Garry Weatherall, Roger Davison (Substitute Member) and Ibrar Hussain (Substitute Member)

.....

1. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE COMMITTEE

1.1 Apologies for absence were received from Councillors Talib Hussain, Denise Reaney and Joyce Wright. Councillors Ibrar Hussain and Roger Davison attended the meeting as the duly appointed substitutes for Councillors Hussain and Reaney but there was no substitute appointed for Councillor Wright.

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 Councillor Garry Weatherall declared a personal interest as a Member of Ecclesfield Parish Council who were opposing the application for planning permission for the demolition of existing Public House and erection of convenience store (Use Class A1) and hot food takeaway (Use Class A5) at the site of Old Cart and Horses Inn, 2 Wortley Road, High Green (Case No. 12/03543/FUL). Councillor Weatherall did not sit on the Planning Board of the Parish Council who were recommending refusal of the scheme and stated that he came to this meeting with an open mind.

3.2 Councillor Adam Hurst declared an interest in an application for planning permission for demolition of existing Public House and erection of convenience store (Use Class A1) and hot food takeaway (Use Class A5) at the site of Old Cart and Horses Inn, 2 Wortley Road, High Green (Case No. 12/03543/FUL) as he was speaking as a member of the public in opposition to the application on behalf of his constituents. Following representations made by Councillor Hurst he left the room and took no part in the discussion or vote on the item.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 26 March 2013 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That a site visit be arranged for the morning of Tuesday 7 May 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.

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 in respect of Case No. 13/00498/FUL and other applications considered to 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; and

(b) following consideration of (i) a correction to the report on page 42, line 16, additional representations, and consideration of amendments to condition 2 to replace plan entitled "Landscape Details Dwg. No. R/1409/1" with "Landscape Details Dwg. No. R/1409/1A" and condition 7 to exclude the delivery of newspapers from the restriction, and additional conditions, as detailed in a supplementary report circulated at the meeting and (ii) additional representations at the meeting from Councillor Adam Hurst, Councillor Andrew Bainbridge, Ecclesfield Parish Council, 4 local residents and two pupils from High Green Infant Junior School, speaking in opposition to the application and from the agent for the applicant speaking in favour of the application, and, notwithstanding the officer's recommendation, an application for planning permission for the demolition of existing Public House and erection of convenience store (Use Class A1) and hot food takeaway (Use Class A5) at the site of Old Cart and Horses Inn, 2 Wortley Road, High Green (Case No. 12/03543/FUL) be refused as the Committee considered that the application would be detrimental to the free and safe flow of traffic and pedestrian safety and would not provide adequate servicing arrangements, and furthermore, the design of the store was also out of character with the area and would detract from the amenities of the locality.

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 appeal recently submitted to the Secretary of State.