

SHEFFIELD CITY COUNCIL

City Centre, South and East Planning and Highways Committee

Meeting held 11 June 2012

PRESENT: Councillors Alan Law (Chair), Tony Downing, Ibrar Hussain, Peter Price, David Baker, Janice Sidebottom, Diana Stimely and George Lindars-Hammond (Substitute Member)

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1. WELCOME AND HOUSEKEEPING ARRANGEMENTS

1.1 The Chair welcomed members of the public to the meeting and the basic housekeeping and fire safety arrangements were outlined.

2. EXCLUSION OF PUBLIC AND PRESS

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

3. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE COMMITTEE

3.1 An apology for absence was received from Councillor Nikki Sharpe and Councillor George Lindars-Hammond attended the meeting as the duly appointed substitute.

4. DECLARATIONS OF INTEREST

4.1 There were no declarations of interest

5. APPOINTMENT OF DEPUTY CHAIR

5.1 RESOLVED: That Councillor Ibrar Hussain be appointed Deputy Chair of this Committee for the Municipal Year 2012/13.

6. MINUTES OF PREVIOUS MEETING

6.1 The minutes of the meetings of the Committee held on 16th and 21st May, 2012 were approved as a correct record.

7. SITE VISIT

7.1 RESOLVED: That the Director of Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Thursday, 28th June, 2012 in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

8.1 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. (12/01060/FUL) and other applications considered be amended as in the minutes of this meeting 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) an application for outline planning permission for the erection of dwellinghouse and detached double garage (re-submission of 11/03123/OUT) (Amended plans received on 11/05/2012) within the curtilage of 44 Greenhill Main Road (Case No. 12/00777/OUT) be granted, conditionally, with the deletion of the reference in the report to landscaping on page 36, paragraph 4 of the applications schedule, as detailed in the supplementary report circulated at the meeting;

(c) notwithstanding the officer's recommendation and having noted a supplementary report circulated at the meeting, which contained further information from officers on the impact of wildlife on the site, an application for outline planning permission for the erection of a detached dwellinghouse and garage within the curtilage of 35 Greenhill Main Road and Meadowhead Avenue (Case No. 11/03524/OUT) be refused, as the Committee considers that (i) the access to the site is so long and narrow so as to cause potential risks to the safety of pedestrians and drivers of vehicles using the access and (ii) the potential safety problems caused by construction traffic using the proposed access;

(d) notwithstanding the officer's recommendation, an application for planning permission to extend the opening hours of The York public house, 243 – 247 Fulwood Road to 0900 hours to 0000 hours on Sunday to Thursday and 0900 hours to 0100 hours on Fridays, Saturdays and Sundays before bank holidays (Application under Section 73 to vary condition 7 as imposed by planning permission 10/00672/FUL - Alterations and single-storey rear extension to public house, alterations to first and second floors for use as 3 self-contained flats, provision of bin store, cycle store, smoking shelter, decked area, fume extraction system and beer garden (As amended 07/04/10) (Case No. 12/01335/FUL), be granted for a trial period of 12 months to enable officers to assess the impact of the proposed extension of hours; and

(e) notwithstanding the officer's recommendation, an application for planning permission to extend the opening hours of Tiger Works, 136 West Street, from 0030 hours on any day to 0130 hours Sunday to Wednesday and 0230 hours on Thursday, and 0430 hours Fridays, Saturdays, Bank Holiday Sundays and Christmas Eve and New Years Eve (Application under Section 73 to vary condition 6 (opening hours) as imposed by application 97/01300/FUL) (Case No. 12/01285/FUL), be granted for a trial period of 12 months to enable officers to assess the impact of the proposed extension of hours.

9. ENFORCEMENT OF PLANNING CONTROL

9.1 20A Clarkehouse Road

The Director of Development Services submitted a report which concerned breaches of listed building consent granted in May 2011 relating to a flat at 20A Clarkehouse Road, which was within the Broomhill Conservation area. The consent, granted for alterations to the flat, had indicated that no further demolition work would be undertaken to a wall and that of a number of trees within the rear curtilage area would be retained. However, following the receipt of a complaint that the wall in question had been demolished and that a large tree had been removed, officers had visited the site and had observed that a widened vehicle opening to the rear curtilage/parking area to the dwelling had been created through the demolition of two walls either side of the entrance and that there were a number of trees removed within the rear curtilage.

9.2 RESOLVED: That in light of the information set out in the report of the Director of Development Services now submitted, no further action be taken in respect of the case now reported.

9.3. 2 to 12 Summerfield, Ashdell Road

The Director of Development Services submitted a report on a breach of planning control in relation to self-contained apartments at 2-12 Summerfield, Ashdell Road within the Broomhill Conservation Area and concerning the unauthorised replacement of existing bargeboards, guttering and windows to the front elevation of the terrace by UPVC bargeboards and guttering.

9.4 RESOLVED: That in light of the information set out in the report now submitted, the Director of Development Services or Head of Planning be authorised to take all necessary steps, if required, enforcement action and the institution of legal proceedings to secure the removal of the bargeboarding and guttering to the front of 2 to 12 Summerfield, Ashdell Road and their replacement with suitable alternatives as specified in any Notice.

10. **RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS**

10.1 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.