

# SHEFFIELD CITY COUNCIL

## Planning and Highways Committee

### Meeting held 3 June 2014

**PRESENT:** Councillors Alan Law (Chair), David Baker, Tony Downing (Deputy Chair), Ibrar Hussain, Bob Johnson, Bryan Lodge, Peter Price, Peter Rippon and Joyce Wright

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#### **1. APOLOGIES FOR ABSENCE**

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 press and public.

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

3.1 Councillor David Baker declared a personal interest in an application for planning permission for demolition of fire damaged buildings, levelling of ground and associated filling over extent of former buildings, viewing area and amenity building at Sheffield Ski Village, Vale Road (Case No. 13/03814/FUL) as he knew one of the objectors.

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

4.1 The minutes of the meeting of the Committee held on 13 May 2014 were approved as a correct record.

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

5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with the Chair, be authorised to make arrangements for a site visit on Monday 23rd June 2014, in connection with any planning applications requiring a 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 Nos. 14/00868/FUL, 14/00867/FUL, 14/00145/LBC and 14/00144/FUL 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 a Section 106 update and, subject to an amended Open Space financial contribution for the development of £60,255.00 and additional conditions as contained within a supplementary report circulated at the meeting, an application for planning permission for demolition of existing buildings and erection of mixed use development with 52no residential units above ground floor ancillary residential facilities and commercial A1/A3/A4 use at 72 Russell Street be granted, conditionally, subject to legal agreement;

(c) (i) an application for planning permission for retention of 2 no. buildings to be used for storage (Use class B8 and 1 building for auto electrical works (Use class B1) (retrospective application) at Unit 5, 6 and 7 Elliot Business Park, Chambers Lane (Case No. 13/03839/FUL) be refused as the Committee considered that when viewed from Upwell Street to the north the proposed structures represented poor additions in the street scene and were not suitably reflective of the established character. The proposals were therefore contrary to Policies IB9 and BE5 of the Sheffield Unitary Development Plan and Policy CS74 within the Sheffield Development Framework, (ii) authority be given to the Director of Regeneration and 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 3 buildings known as Unit 5, 6 and 7 Elliot Business Park, Chambers Lane, Sheffield, S4 8DA and (iii) the Head of Planning, in liaison with the Chair of this Committee, be authorised to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control; and

(d) (i) following representations from four local residents speaking against the application and the applicant speaking in support of the application, and, notwithstanding the officers recommendation, an application for planning permission for demolition of fire damaged buildings, levelling of ground and associated filling over extent of former buildings, viewing area and amenity building at Sheffield Ski Village, Vale Road (Case No. 13/03814/FUL) be refused as the Committee considered that the development would change the nature of the site and was therefore contrary to policy LR5 and (ii) delegates authority to the Director of Regeneration and 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 clean up of the site.

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

7.1 The Director of Regeneration and Development Services submitted a report detailing (a) the 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.

## **8. DATE OF NEXT MEETING**

8.1 It was noted that the next meeting of the Committee will be held on Tuesday, 24th June 2014 at 2.00 pm at the Town Hall.

