

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 2 February 2016

PRESENT: Councillors Peter Rippon (Chair), Nasima Akther, David Baker, Jack Clarkson, Roger Davison, Alan Law, Adam Hurst, Ibrar Hussain, Peter Price, Vickie Priestley (Substitute Member), Chris Rosling-Josephs, Ian Saunders (Substitute Member), Garry Weatherall and Joyce Wright

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1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Bryan Lodge and Denise Reaney and Councillors Ian Saunders and Vickie Priestley, respectively, attended the meeting as the duly appointed substitutes. An apology for absence was also received from Councillor Tony Damms, but no substitute was appointed.

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 There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee held on 19 January, 2016 were agreed as a correct record, subject to the name of Councillor Nasima Akther being added to the list of Councillors who gave their apologies for absence for the meeting and it also being recorded that a substitute was not appointed in her place.

5. SITE VISIT

- 5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair, be authorised to make arrangements for a site visit on Monday, 22 February 2016, 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 and as amended 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 advertising consent for the retention of two illuminated digital display screens at 259 Abbeydale Road (Case No. 15/04448ADV) be refused (i) for the reasons detailed in the report now submitted and (ii) with authority given to (A) the Director of Regeneration and Development Services to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised signage at 259 Abbeydale Road and (B) the Head of Planning, in liaison with a Co-Chair of the Committee, to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control; and

(c) having heard representations at the meeting from the applicant's representative speaking in support of the development, an application for planning permission for the erection of a care centre (99 beds) (use class C2) with ancillary rehabilitation facilities/service (delivering physiotherapy, aqua therapy, occupational therapy and speech therapy) and other ancillary elements (including cafe, library, cinema and hair and beauty salon), parking and outdoor landscaped amenity space at Ravenscroft Resource Centre, Smelter Wood Drive (Case No. 15/03318/FUL) be granted, conditionally, subject to (i) the plan details contained in Condition 2 being replaced by revised details, (ii) Condition 7, Paragraph 1, being amended in respect of the relocation of the words "(using the BRE 365 method)" from after the words "engineering drawings" to the end of the paragraph after the words "infiltration is proposed" and (iii) Condition 17 being amended by the addition of "roof parapet" to the list of items to be provided at minimum scale of 1:20, all as detailed in a supplementary report circulated at the meeting.

(NOTE: Councillor Ibrar Hussain arrived at the meeting during consideration of an application for advertising consent for the retention of two illuminated digital display screens at 259 Abbeydale Road (Case No. 15/04448ADV), but sat in the public seating area and did not take part in the consideration of the application.)

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 7.1 The Committee received and noted a report of the Director of Regeneration and Development Services 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 **RESOLVED:** That it be noted that the next meeting of the Committee will be held on Tuesday 23 February 2016 at 2.00 pm, at the Town Hall.