

Agenda Item 6

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 10th December, 2013

PRESENT:	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mr. Tim Hale	Sheffield Chamber of Commerce
	Mrs Christine Ball	Civic Trust/South Yorkshire Industrial History Society
	Mr. Lee Barron	Royal Institute of Chartered Surveyors
	Prof. Clyde Binfield	20th Century Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society
	Dr. Roger Harper	Ancient Monuments Society
	Mr. Stanley Jones	Hunter Archaeological Society
	Dr. Jo Lintonbon	University of Sheffield

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1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mr. Rod Flint (Georgian Group), Mr. Bob Hawkins (Council for the Protection of Rural England), Mr. Bob Marshall (Royal Town Planning Institute), Mr. Philip Moore (Sheffield Society of Architects) and Dr. Alan Watson (Institution of Civil Engineers).

2. **MINUTES**

The minutes of the meeting held on 19th November, 2013 were approved as a correct record subject to the substitution:-

- (a) in item 2(E) of the words "Old May House Farm" for the words "New May House Farm";
- (b) in item 6(a) of the word "Sanderson" for the word "Sanderson";
- (c) in item 8(d) of the words "Hambleton House" for the words "Hambleton House"; and
- (d) in item 8(e) of the words "Abbeydale Grange" for the words "Abbeydale Hall";

and, arising therefrom, the Group:-

(i) noted that:-

(A) the Chair (Dr.Booth) had written to Councillors Baker and Hurst. Councillor Baker had replied, indicating that she had family duties to attend to on Tuesdays and Councillor had not yet replied. The Chair would write to the Labour and Liberal Democrat Party Whips regarding the Council's representation on the Group ; and

(B) Mr. Hawkins was unable to attend this meeting, but the consultations regarding proposed changes to English Heritage would continue until 31st March, next and Mr. Hawkins would have opportunity to contribute to the debate;

(C) Old May House Farm was owned by the Graves Trust, planning permission would be

required for it to become a house in multiple occupation and that would not happen;

(D) planning permission had not been given for development of the barns of Cow Mouth Farm. The proposed scheme was unacceptable;

(G) the replacement windows at the former Bluecoats School were timber rather than plastic, but it was possible that they had a high gloss paint finish. The window frames of the new buildings on the site could be plastic, as they were not included within the conditions of the relevant planning consent;

(H) the matter of the ownership of the 1930s Firth Park Library had not yet been investigated;

(I) the Acting Head of Planning had indicated to the developer that the insertion of additional windows at Shirle Hill, for a scheme of communal living, would not be acceptable. The developer was aiming to submit a revised application for a smaller development, within the grounds of the property than the one which had already been approved;

(J) the planning application for residential development at the former Manor Lodge School had not been registered yet, as it did not contain a heritage statement;

(K) a stop notice had been served on the developer of the Cairns Building, 20 Church Street pending clarification of what work was proposed to be done within the building. The building had been re-roofed in slate;

(L) in the opinion of Mr. Hague the new street lights, which had been installed at Taptonville Road, were more reminiscent of Kensington than Sheffield;

(M) a representative of a company in Huddersfield had contacted the Head of Planning to request a delay in the demolition of the former Castle Market, with a view to discussing the retention and possible future use of materials at the property. A photographic record of it would be made, regardless of the outcome of the discussions; and the Group:-

(ii) (A) expressed its regret that the planning permission regarding the development of the former Bluecoats site had not contained a condition relating to the materials to be used for the windows of the new buildings on the site; and

(B) strongly recommended that a photographic record of the former Castle Market and examples of tiling on the site be preserved within the City and be offered to the Jackfield Museum.

3. **COMMON PEOPLE**

Felicity Hoy, representing Common People, reported on (a) the objectives of her organisation, particularly its aim to focus on the City Centre and to create an Independent Quarter, (b) the tendency to regard independent retailers as providing little more than “meanwhile users” of properties due, or likely, to be demolished, (c) the usefulness of a list of heritage assets within the City, indicating their ownership, their condition and their potential for use by independent retailers

The Group noted the information and recommended that the Head of Planning suggest various buildings of character, which would be suitable for use by independent retailers and that, following consultation with the Chamber of Commerce, Common Purpose draw up a list of appropriate buildings and submit it to the Group for its comments.

4. **HEAD OF PLANNING’S REPORT**

Lower Don Valley Flood Risk Defence Project

Steve Birch, Sheffield City Council Regeneration Service, gave a presentation on the Lower Don Valley Flood Risk Defence Project, referring particularly to:-

- (a) the prime objective of the Project, to cater for a 1/100 year flooding event within the area between the City Centre and Meadowhall/the M1 Motorway;
- (b) the likelihood of that occurring, with appropriate maintenance and without such maintenance;
- (c) the best option for such flood defence works;
- (d) the work done so far and key milestones for the project;
- (e) the related Archaeological Desktop Study which had been carried out;
- (f) the proposed maintenance programme;
- (g) the funding for the project; and
- (h) the fact that the flooding within the City in 2007 was a 1/200 year event.

The Group thanked Mr Birch for the presentation and noted the information.

Midland Mainline Electrification Project

The Acting Head of Planning reported that, as yet, no planning application had been received in connection with the erection of a new bridge at the Sheffield Station, but approval had been given for constructing better facilities for cyclists, including a new cycle park, at the Station.

The Group noted the information and received and noted a copy of an email regarding the Electrification Project, which had been sent by Mrs. Valerie Bayliss to English Heritage, on behalf of the South Yorkshire Industrial Society.

5. **CHAIR'S REPORT**

The Chair stated that he had attended a diagnostic session on the New Retail Quarter, in the light of the failure of the Sevenstone project, facilitated by the Academy of Urbanism. The session had given an opportunity to all those with an interest in the development (including CAG) to make representations and to reflect on the opportunities and problems of the area to a panel from the Academy. During the session, Peter Coleman of BDP, Architects, which had prepared the original area masterplan and had now been commissioned to revise that plan, outlined the firm's current thinking. Hammersons had been asked to withdraw from the development although legal disentanglement was not yet complete, but once it was complete the City Council would be looking for another development partner. The Academy of Urbanism would report on the diagnostic session in January 2014 and hold a further feedback meeting. (Note: this is now scheduled for 16th January.)

The Group noted the information.

6. **SHEFFIELD SUSTAINABLE DEVELOPMENT AND DESIGN PANEL**

The Group noted that the scheduled meeting of the Panel, in November last, had been cancelled and, currently, no further meetings had been scheduled.

The Group noted the information.

7. **HERITAGE ASSETS**

The Head of Planning reported that there were, currently, no planning applications affecting heritage assets to be considered by the Group.

The Group noted the information.

8. MISCELLANEOUS ITEMS

Members of the Group reported on developments affecting Heritage Assets and Conservation Areas and the Group noted that:-

- (a) planning permission had been granted for the use of land at the Canton Orchard, Fulwood Road, as a cookery school and residential accommodation ;
- (b) Henderson's Relish had moved to new premises. Mr. Greaves proposed to apply for the original factory to be listed;
- (c) the Greenhill Library, which had been designed by the former City Architects Department, was not listed but it was situated within the Greenhill Conservation Area;
- (d) The street lamps at Havercroft Road and in most areas of the City, were of 1920s vintage rather than Victorian. They would not be retained by Aimey and would be sold off;
- (e) the listing description of the windows at Beauchief Hall had not been amended;
- (f) The latest edition of the Hallamshire Historic Buildings Society's newsletter 'the Cruck' contained an article relating to the Group, Mr. Greaves and the Sheffield Co-operative Society's former headquarters building, Castle House;
- (g) the Lion Works, Spital Hill were not listed. A planning application had been received for minor alterations, to renovate the premises;
- (h) two Section 215 notices in connection with the Local Growth Fund, which was ringfenced to apply to sites which were visible from the highway and had potential for residential development but were affected by planning blight, had been served on the owners of (i) the Lion Works, Spital Hill and (ii) the Anglican Chapel, General Cemetery for weatherproofing measures. Similar funding had been made available in 2013 for weather proofing measures at the Globe Works, the Vestry at Crookesmoor Road and the Haqqani House Mosque. Recommendations from the Group for further allocations of funding, would be welcomed.

(NOTE: The above minutes are subject to amendment at a future meeting)