

Planning and Highways Committee

Meeting held 22 April 2014

PRESENT: Councillors Alan Law (Chair), Trevor Bagshaw, David Baker, Janet Bragg, Tony Downing (Deputy Chair), Ibrar Hussain, Bob McCann, Peter Price, Peter Rippon, Garry Weatherall and Roy Munn (Substitute Member)

.....

1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Joyce Wright and Councillor Roy Munn attended the meeting as the duly appointed substitute. An apology was also received from Councillor Bryan Lodge, but as it was submitted less than one full working day before the day of the Committee meeting, a substitute could not be appointed in accordance with the provisions of Council Procedure Rule 33.

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 1 April, 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 12 May 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 as shown 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) having noted (i) an additional representation commenting on the application and the development site, as detailed in a supplementary report circulated at the meeting and (ii) an oral representation on behalf of the applicant at the meeting in support of the development, an application for planning permission for an Advanced Manufacturing and Research Centre, comprising B1(b) Advanced Manufacturing and Research space, ancillary offices and amenities, car parking, replacement car parking, access and landscaping at land at Sheffield City Heliport (Case No. 14/00321/FUL) be granted, conditionally, subject to the completion of a Legal Agreement and clearance by the Secretary of State;

(c) having noted the receipt of a petition containing 41 signatures objecting to the proposed development and that it was subject to a legal agreement, as detailed in a supplementary report circulated at the meeting, an application for planning permission for the erection of 5 dwellinghouses on land between 574 and 582 Manchester Road, Stocksbridge (Case No. 14/00029/OUT) be granted, conditionally, subject to (i) an additional condition being attached requiring the developer to undertake the effective cleaning of vehicles accessing the construction site, as detailed in the aforementioned supplementary report and (ii) the completion of a legal agreement; and

(d) having (i) noted (A) an amendment to the report now submitted in respect of (1) the former low rise student accommodation (Page 66, Paragraph 3) and (2) confirming that 12 houses would be built on the proposed crescent (Page 81, paragraph 7), and (B) an additional representation commenting on the proposed development and the officer's response, all as detailed in a supplementary report circulated at the meeting and (ii) heard three oral representations at the meeting objecting to the proposed development and an oral representation on behalf of the applicant in support of the development, an application for planning permission for the demolition of Halls of Residence, Annexe building and 30 and 38 Taptonville Road, the erection of 97 residential units in two, three and four storey buildings and conversion of Hadow House and the Coach House to form 10 apartments with associated car parking and landscaping on land at Crookes Road and Taptonville Road/Crookes Road (Case No. 13/02948/FUL) be granted, conditionally, subject to (i) the completion of a legal agreement and (ii) an additional condition being attached to require all houses on the development site to be constructed in a natural stone material to be agreed with the Local Planning Authority.

(NOTE Councillors Trevor Bagshaw and David Baker voted against the decision to grant planning permission for an application for planning permission for the demolition of Halls of Residence, Annexe building and 30 and 38 Taptonville Road, the erection of 97 residential units in two, three and four storey buildings and conversion of Hadow House and the Coach House to form 10 apartments with associated car parking and landscaping on land at Crookes Road and Taptonville Road/Crookes Road (Case No. 13/02948/FUL) and asked for their votes to be recorded accordingly).

7. PLANNING AND DESIGN BRIEF - SITE OF THE FORMER WESTFIELD SCHOOL

7.1 A report of the Director of Regeneration and Development Services concerning

the Planning and Design Brief for the site of the former Westfield School, Westfield Crescent was withdrawn from consideration by the Director of Regeneration and Development Services.

8. PLANNING AND DESIGN BRIEF - MOORTHORPE WAY, OWLTHORPE

- 8.1 A report of the Director of Regeneration and Development Services concerning the Planning and Design Brief for Moorthorpe Way, Owlthorpe was withdrawn from consideration by the Director of Regeneration and Development Services.

9. ENFORCEMENT OF PLANNING CONTROL: ADVERTISEMENT HOARDINGS IN WINCOBANK AND BLACKBURN

- 9.1 The Director of Regeneration and Development Services submitted a report on his investigation into a breach of planning control concerning 11 advertisement hoardings in the Wincobank and Blackburn area. The report referred to previous city wide enforcement action over inappropriate adverts including large format sites which were considered to cause substantial injury to the visual amenity of the areas where they were displayed. An assessment of the sites where enforcement action was proposed in the Wincobank and Blackburn area was detailed and it was stated that they were considered to be contrary to Policy BE13 of the Unitary Development Plan. It was further stated that letters were being sent to land owners and to the advertising companies, along with Section 330 Notices, to advise of the proposed enforcement action.

- 9.2 The Director of Regeneration and Development Services reported orally on proposed amendments to the report's recommendations with regard to (i) Paragraph 9.1(xi) by the addition of the wording in respect of "the removal of the associated supporting structure" and (ii) Paragraph 9.1(xiv) by the addition of the wording in respect of "the removal of the display" and (iii) seeking authority for the Head of Planning to vary the proposed action and to take action in respect of any associated breaches of planning and advertising control.

- 9.3 **RESOLVED:** That (a) the Director of Regeneration and Development Services or Head of Planning be authorised to take all appropriate action including, if necessary, enforcement action, the service of Discontinuance Notices and the institution of legal proceedings, to secure:

(i) the discontinuance and removal of the display of the two freestanding 48 sheet hoardings, reference H1 and H2, including the removal of the associated supporting structure and platform, from the land at the junction of Fife Street and Barrow Road,

(ii) the discontinuance and removal of the display of the two 48 sheet hoardings, reference H3 and H4, including the removal of the associated supporting structure, from land adjacent to 2 Fife Street;

(iii) the discontinuance and removal of the display of the two 48 sheet hoardings, reference H5 and H6, including the removal of the associated supporting structure, from land adjacent Blackburn Brook, Fife Street;

(iv) the discontinuance and removal of the display of the 48 sheet hoarding and associated supporting structure and screen fencing, reference H7, on land adjacent to 14 Blackburn Road;

(v) the discontinuance of the use of the site at the flank wall of 4 Fife Street for the display of advertisements, including the removal of the existing 48 sheet hoarding, reference H8;

(vi) the discontinuance and removal of the display of the 48 sheet advertisement hoarding, reference H9, including the removal of the supporting structure, at land 35 metres north west of 20 Ecclesfield Road;

(vii) the discontinuance of the use of the site at the flank wall of 54/54A Barrow Road for the display of advertisements, including the removal of the existing 48 sheet hoarding, reference H10; and

(viii) the discontinuance of the use of the site at the back wall of the outbuilding at 74 Barrow Road for the display of advertisements, including the removal of the existing 48 sheet hoarding, reference H11; all as detailed in the report of the Director of Regeneration and Development Services and as shown on the plan now exhibited; and

(b) the Head of Planning, in liaison with the Chair of this Committee, be authorised to vary the action in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning and advertising control.

10. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

10.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing a quarterly update of progress on the work being undertaken by the enforcement team within the city.

11. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE CITY CENTRE AND EAST AREA

11.1 The Committee noted (a) a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the City Centre and East area and (b) further information provided by the Director of Regeneration and Development Services to Members' questions in respect of enforcement matters.

12. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE SOUTH AREA

12.1 The Committee noted (a) a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the South area and (b) further information provided by the Director of Regeneration and

Development Services to Members' questions in respect of enforcement matters.

13. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE WEST AND NORTH AREA

13.1 The Director of Regeneration and Development Services submitted a report providing an update on the progress of enforcement cases being undertaken with respect to developments and advertisements in the West and North area.

13.2 The owner of the business at Parker's Yard (Page 323, Item 12) made representations in respect of enforcement action involving his company. He referred to working closely with officers on an alternative site for his business, but following work undertaken on the site, the landowner had withdrawn from a proposed agreement for the business to relocate there. In consideration of this matter it was strongly urged that more time be given than the proposed 16 weeks to secure the company's future. It was explained that the business, as now located, was in a commercial area and that recently there had been no complaints concerning its activities. In view of the circumstances outlined, a further application was being considered to seek permission for the business to remain on site. In response, the Director of Regeneration and Development Services expressed concern over the noise and the impact on the amenities of local residents arising from the activities of the business. It was stated that if a further application was submitted, consultation would be undertaken with residents and that the enforcement action would be suspended until the outcome of a decision on the proposed application.

13.3 **RESOLVED:** That (a) in light of comments now made in respect of Parker's Yard, Stannington, the Director of Regeneration and Development Services be requested to provide an update report within two months from the date of this meeting; and

(b) further information provided by the Director of Regeneration and Development Services to Members' questions in respect of enforcement matters, be noted.

14. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

14.1 The Director of Regeneration and Development Services submitted a report detailing (a) the planning appeals recently submitted to the Secretary of State and the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

14.2 The Director of Regeneration and Development Services reported orally on an amendment to the report now submitted in respect of the substitution of the words "He therefore allowed" for the words "He therefore dismissed" (Page 329, Paragraph 4, Line 2).

14.3 **RESOLVED:** That the report, as amended, be noted.

15. DATE OF NEXT MEETING

- 15.1 It was noted that the next meeting of the Committee will be held on Tuesday, 13 May 2014 at 2.00 pm at the Town Hall.