

# Agenda Item 6

## SHEFFIELD CONSERVATION ADVISORY GROUP

### Meeting held 18th March, 2014

PRESENT:	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mr. Tim Hale (Deputy Chair)	Sheffield Chamber of Commerce
	Mrs Christine Ball	Civic Trust/South Yorkshire Industrial History Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society
	Cllr. Adam Hurst	Sheffield City Council
	Dr. Jo Lintonbon	University of Sheffield
	Mr. Bob Marshall	Royal Town Planning Institute
	Mr. Philip Moore	Sheffield Society of Architects

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

Apologies for absence were received from Councillor Mrs. Penny Baker (Sheffield City Council), Mr. Lee Barron (Royal Institute of Chartered Surveyors), Prof Clyde Binfield (Twentieth Century Society), Dr. Roger Harper (Ancient Monuments Society), Mr. Bob Hawkins (Council for the Protection of Rural England), Mr. Stanley Jones (Hunter Archaeological Society) Mr. Andrew Shepherd (Society for the Protection of Ancient Buildings) and Dr. Alan Watson (Institution of Civil Engineers).

#### 2. **MINUTES,**

The minutes of the meeting held on 18th February, 2014 were approved as a correct record subject to the substitution:-

(a) in item 3 (c), of the words "Old May House Farm" for the words "Old May Farm" ;

(b) in item 7(a) of the words "the street name Russell Street" for the words " the original street name";

(c) in item 7(c) of the words "at the Nonconformist Chapel" for the words "at Nonconformist Chapel"; and

(h) in item 8(b) the words " the Sheffield City Regeneration area included Barnsley, Rotherham, Doncaster, Sheffield and parts of North Derbyshire and Nottinghamshire" for the words "the Sheffield City Regeneration area included Barnsley, Rotherham, Doncaster, the High Peak and Sheffield;"

and, arising therefrom, the Group noted that:-

(i) the Head of Planning had not visited a building at Albert Terrace Road/Infirmary Road which was surrounded by scaffolding and the Truro Works; and

(ii) enforcement action would be taken in respect of banners on the frontage of the Tesco store at Church Street.

3. **CHAIR'S REPORT**

The Group noted that there was nothing to report under this item of business.

4. **HEAD OF PLANNING'S REPORT**

The Head of Planning reported that the Planning Practice Guidance Notes had been published on 7th March, 2014 relating to the interpretation of the Planning Policy Framework. The Guidance Notes were available on the Planning Practice Portal, with a section relating to each part of the planning legislation.

The Group noted the information and agreed that the Guidance Notes should be considered as an item of business at the meeting to be held on 20th May, 2014.

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

The Group (a) noted that there were no scheduled meetings of the Panel and (b) agreed that the future of the Panel be considered at a future meeting following the presentation by the Head of Planning on the New Retail Quarter (2) Scheme.

6. **HERITAGE ASSETS**

The Group considered the following applications for planning permission for development affecting Heritage Assets and made the observations stated:-

- (a)           Erection of a mixed use development comprising student cluster and studio flats (245 bed spaces) with ancillary facilities, retail / commercial units (A1, A2, A3, A4 and B1 uses) at lower and upper floor level and internal landscaped courtyard on site of 102 Arundel Street and site of former Gatecrasher, 112 Arundel Street.  
**(Case Number: 14/00624/FUL)**

The Group felt that the scheme was overdevelopment of the site. The Group considered that the design was banal, it did not follow the incline of the street and it did not comply with the recommendations of the Design Compendium, regarding heights and design. The Group felt that the courtyard was unattractive. The Group considered that the development, as a whole, would have an adverse effect on the nearby listed Challenge Works.

(NOTE: Mr. Moore declared an interest in the above item)

- (b)           Refurbishment of public square at Brown Street /Paternoster Row  
**(List Number: 14/00540/FUL)**

The Group welcomed the intention to improve the site, but it felt that the use of the site should be considered carefully and that efforts must be made, through the design, to prevent certain uses of it, such as skateboarding. The Group considered that the design should be simplified, making use of the wall of the adjacent building. The Group

considered that more care should be given to the routes through the site.

- (c) Demolition of public house and manager's flat and erection of 4 apartments in 1 x 2 storey block, at the South Sea Hotel, 3 Spooner Road  
**(List Number: 14/00610/FUL)**

The Group considered that the property was of a piece with the shopping centre, to which it was connected and the proposed development would not preserve or enhance the conservation area and it would impact adversely on Spooner Road and Crookes Road. The Group recommended that consideration be given, to converting the existing building to the intended residential use and that the conversion of the former 'Domino' Club, Exeter Place be used as a precedent. The Group expressed its concern that advice had been given to the applicant that the proposal would be acceptable, when the existing building was an integral part of the shopping centre and there was a reference to it in the Pevsner City Guide:Sheffield.

## 7. MISCELLANEOUS ITEMS

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

- (i) the Head of Planning would (A) investigate and report back, on the condition of the former shop unit adjoining the K.F.C. unit at Crookes Road and (B) monitor the position regarding Whirlow Grange, which had closed;
- (ii) Mr. Hague recommended the Group to watch the B.B.C. series "Planning Impossible";
- (iii) there had been a number of proposals for the future use of Providence House. If a scheme was forthcoming, the Head of Planning would submit it to the Group; and
- (iv) the lighting bollards within the Bluecoats development, at Psalter Lane, appeared to be inappropriately bright; and
- (b) received from Mr. Greaves and noted, a copy of the brochure regarding the former Castle Market, which had been issued at the time of its opening.

(NOTE: The above minutes are subject to approval at a future meeting of the Group).

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