

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 20th May, 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
	Prof Clyde Binfield	Twentieth Century Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Bob Hawkins	Council for the Protection of Rural England
	Mr. Stanley Jones	Hunter Archaeological Society
	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 Mr. Rod Flint (Georgian Group), Mr. Graham Hague (Victorian Society) and Dr. Roger Harper (Ancient Monuments Society).

2. **MINUTES,**

The minutes of the meeting held on 18th March, 2014 were approved as a correct record subject to the substitution in item 6 (c), of the words "Broomhall Conservation Area Appraisal" for the words "Pevsner City Guide: Sheffield";

and, arising therefrom, the Group noted that:-

- (a) new tenants had taken occupation of Old May House Farm which should secure its future and English Heritage had requested further information regarding the building and photographs of it, to enable an assessment of a further application for it to be listed;
- (b) the banners and the advertising model coffee cup, on the frontage of the Tesco store at Church Street had been removed;
- (c) the Sustainable Design and Development Panel had been revived and assurances had been given that it would meet regularly; and
- (d) the Chair (Dr. Booth) had not written to the Chair of the Planning Committee regarding the City Council's representation on the Group, but it would not now be appropriate to write until after the forthcoming Municipal Elections. At that stage the

question of the City Council appointing a Heritage Champion would be raised.

3. **CHAIR'S REPORT**

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

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

National Planning Practice Guidance Notes

The Head of Planning reported on the National Planning Practice Guidance, adding that the Urban Design Compendium was still used by the City Council, but it needed to be updated.

The Group noted the information and agreed that the Chair (Dr. Booth) should write to the Head of Planning and urge that (i) the City Council update the Urban Design Compendium for its use as the policy statement for development within the City Centre and (ii) ensure that copies of the Compendium are sent to the relevant places of record, including the Copyright Library.

Move of Conservation Team to Moorfoot

The Head of Planning reported that the Conservation Team would shortly be moving to the Moorfoot Building.

The Group noted the information and agreed that with effect from September next, its meetings should be held in the Moorfoot Building.

New Retail Quarter

The Head of Planning reported that Leonard Design Architects, of Nottingham, had been appointed as the architects for a fresh, reduced scheme for the New Retail Quarter

The Group noted the information and agreed that a representative of Leonard Design be invited to attend a meeting, preferably in June next.

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

The Group noted that the meeting of the Sheffield Sustainable Development and Design Panel, scheduled for 22nd May had been cancelled.

6. **HERITAGE ASSETS**

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

- (a) Demolition of dairy and outbuildings, use of existing farmhouse as a dwelling and erection of 13 dwellings with detached garages, at Cow Mouth Farm, 33 Hemsworth Road (re-submission of application 13/01919/FUL).

(Case Number: 14/01653/FUL)

The Group felt very concerned at the proposed loss of certain buildings and at the quality of the design of the new development. The Group opposed the demolition of the barns, on the grounds that they had intrinsic merit as buildings of architectural interest and could be converted to residential use. The Group felt that the proposed new development was of poor quality and it paid no heed to the historic buildings. The Group also considered that the complex of buildings was of listable quality.

- (b) Erection of a dwellinghouse and construction of a means of vehicular access at Clifford House, Ecclesall Road South
Case Number: 14/01628/FUL)

The Group felt that there was no objection, in principle, to the development provided it was a well designed high tech scheme and it was made clear that it did not set a precedent for Whirlow and comparable areas, but the submitted scheme was brutalist and inadequate. The Group considered that there was insufficient information about the relationship of the proposed house and the existing building on the site for it to make a firm decision.

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

7. MISCELLANEOUS ITEMS

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

- (i) there had been a consultation by English Heritage, following its receipt of a request for the listing of First World War Training Trenches, at Lord's Seat, Hallam Moors, Redmires Road;
- (ii) the owner of the Eye Witness Works had agreed terms with the City Council, to transfer the business to new premises in the Lower Don Valley, in return for transferring ownership of the Works to the City Council;
- (iii) Amey had replaced a crozzle wall with a brick wall, at Mary Street, on the grounds that roots of adjacent trees had made the wall unstable;
- (iv) the Head of Planning (A) would investigate and report back, on the erection of scaffolding around the former Ebenezer Chapel, South Parade, which was subject to a Section 215 Notice and (B) was seeking to gain access to the former Courthouse, Castle Street;
- (v) the terrace of buildings opposite the Royal Hallamshire Hospital were listed and had been merged;
- (vi) the current system of prior notification, regarding the development of agricultural buildings, meant that all such buildings which were not listed or located within a National Park, could be developed for a residential use, which would then create permitted development rights;
- (vii) during September next, a group of investors and representatives of investment funds would travel around the North of England, seeking large areas of land and property, which would be suitable for them to acquire; and

- (viii) a one day conference would be held in Sheffield on 21st June next, on the use of refurbished buildings;
- (xix) the Sheffield Photographic Society was celebrating its 150th anniversary this year; and (b):-
 - (i) welcomed the above arrangement enabling the City Council to acquire the Eye Witness Works;
 - (ii) agreed that the Chair should write to the Head of Planning to protest at the loss of a crozzle wall at Mary Street and to request that enforcement action be taken to seek its re-instatement and efforts be made to ensure that it does not happen again, particularly by ensuring that vegetation within walls is poisoned before attempt is made to remove it; and
 - (iii) urged the City Council to acquire the former Court House, which was a key building for the re-development of Castlegate.

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