

Planning and Highways Committee

Meeting held 26 May 2015

**PRESENT:** Councillors Alan Law (Chair), Jack Clarkson, Roger Davison, Adam Hurst, Ibrar Hussain, Bryan Lodge, Peter Price, Denise Reaney, Peter Rippon, Joyce Wright and Vickie Priestley (Substitute Member)

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**1. APOLOGIES FOR ABSENCE**

1.1 An apology for absence was received from Councillor David Baker and Councillor Vickie Priestley attended the meeting as the duly appointed substitute. Apologies for absence were received from Councillors Nasima Akther, Tony Damms and Chris Rosling-Josephs but no substitutes were 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 5 May 2015 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 15 June 2015, in connection with any planning applications requiring a visit by Members prior to the next meeting of the Committee.

**6. SHEFFIELD CONSERVATION ADVISORY GROUP MINUTES**

6.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 17 March 2015.

**7. TREE PRESERVATION ORDER NO. 399 - SITE OF 61 ENDCLIFFE VALE ROAD**

7.1 **RESOLVED:** That no objections having been received, the Tree Preservation Order No. 399 made on 26 February 2015, in respect of trees at the site of 61 Endcliffe Vale Road be confirmed as an unopposed Order.

## 8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

8.1 **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 in respect of Case No. 15/00257/FUL and other applications considered be amended as 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) following consideration of additional information, as outlined in a supplementary report circulated at the meeting, and following consideration of representations from a local Ward Councillor speaking against the application, an application for outline planning permission for the demolition of existing dairy and outbuildings, use of existing farmhouse as a dwellinghouse and erection of up to 13 dwellinghouses at Cowmouth Farm, 33 Hemsworth Road (Case No. 15/00158/OUT) be granted, conditionally and the detailed design be submitted to a future meeting of the Committee for consideration;

(c) following consideration of additional representations, and subject to an additional condition that 'The raised terrace area to the rear of the property which forms the roof of the swimming pool area will be finished at a level not greater than 205.5 AOD', as outlined in a supplementary report circulated at the meeting, and following consideration of representations from a local Ward Councillor and two local residents speaking against the application, an application for planning permission for the demolition of dwellinghouse and garage, and erection of a new dwellinghouse with integrated garage and provision of associated external hard and soft landscape works at 45 Stumperlowe Crescent Road (Case No. 15/00157/FUL) be granted, conditionally;

(d) following consideration of representations from two local residents speaking against the application and from the applicant speaking in favour of the application, an application for planning permission for the erection of 6 apartments in a 3-storey block at land adjacent to 76 Cannon Hall Road and 367 Barnsley Road (Case No. 14/03289/FUL) be granted, conditionally;

(e) following consideration of representations from the applicant speaking in favour of the application, an application for demolition of former police station and public toilets, and erection of detached dwellinghouse at site of South Yorkshire Police, Fulwood Road (Case No. 14/03181/FUL) be granted, conditionally;

(f) following consideration of representations from a local Ward Councillor and two local residents speaking in support of the officer recommendation to refuse the application and from the applicant's agent speaking against the officer recommendation to refuse, an application for outline planning permission for the erection of two semi-detached dwellinghouses (additional information regarding access and driveway arrangements, ecology and trees) (as amended 6.3.15, 24.4.15 and 5.5.15) at land to the rear of 328 Bole Hill (Case No. 14/02959/OUT)

be refused for the reasons outlined in the report;

(g) following consideration of representations from two local residents speaking against the application and from the applicant speaking in favour of the application, an application for planning permission for outdoor seating area to rear of café and erection of fencing to side and rear boundaries at Village News, 176-178 Main Street (Case No. 14/02191/FUL) be granted, conditionally;

(h) subject to the inclusion of an additional condition as outlined in a supplementary report circulated at the meeting, and an additional condition to ensure that the taxi is secured, an application for planning permission for alterations to building for A2/B1 use (Professional/Business) including external cladding, new shop front, front canopy and siting of redundant taxi to roof at 259 Abbeydale Road (Case No. 15/00680/FUL) be granted, conditionally;

(i) subject to the inclusion of additional directives, an amendment to condition 9, and following consideration of a clarification in terms of landscape and additional consultation response, all as outlined in a supplementary report circulated at the meeting, an application for planning permission for residential development including erection of 9 apartments and 83 dwellinghouses, with associated access, parking and landscaping at land between Park Grange Road and Beeches Drive extending to Samuel Drive (Case No. 15/00665/FUL) be granted, conditionally;

(j) following consideration of an amendment to the report and additional consultation response, as outlined in a supplementary report circulated at the meeting, an application for planning permission for erection of 24 apartments in 1 x 3 storey block with associated car parking and landscaping at site of Park Grange Old Peoples Home, 100 Park Grange Road (Case No. 15/00663/FUL) be granted, conditionally; and

(k) following consideration of additional information and additional recommendations, and, subject to the inclusion of additional conditions, as outlined in a supplementary report circulated at the meeting, (i) an application for planning permission for erection of 59 dwellinghouses with associated access roads, footpaths, car parking accommodation and landscaping works including sustainable urban drainage system (SUDS) storage pond at land between Earl Marshal Road and Barnsley Road, adjacent to Fir Vale School Playing Fields (Case No. 15/00659/FUL) be granted, conditionally, (ii) no objections be raised to the proposed stopping-up of the areas of highway shown hatched on the plan 15/00659/FUL – Stop Up now exhibited, subject to satisfactory arrangements being made with Statutory Undertakers with regards to such of their mains and services that may be affected and (iii) the Director of Legal and Governance be authorised to take all necessary action on the above matter under the relevant powers contained within Section 247 of the Town and Country Planning Act 1990.

## **9. ENFORCEMENT OF PLANNING CONTROL: 14 MARKET SQUARE, WOODHOUSE**

9.1 The Director of Development Services submitted a report informing Members of a

breach of planning regulations in respect of the erection of unauthorised signs and lighting on a grade two listed building at 14 Market Place, Woodhouse.

- 9.2 The report stated that a complaint, from a Conservation Officer, was received on 13 January 2014 concerning the fixing of three unauthorised signs, and attendant overhead lighting that had been fixed to the principal and side elevations of the property.
- 9.3 Correspondence was entered into with the owners of 14 Market Place informing them that, because this property is a Grade II listed building, that planning permission and listed building consent were required for a development of this nature. It also explained that because the signs and lighting were not in keeping with the character of the building, it was unlikely that planning permission and listed building consent would be granted.
- 9.4 The owner responded to this letter, and engaged an agent to liaise with Conservation Officers in order to put forward a design for signs and lighting that would be considered to be more in keeping with the character of the building.
- 9.5 In spite of attempts to help the property owner to achieve an acceptable solution to this matter, they had, to date, declined to cooperate further and replace the unauthorised signs and lighting with those agreed as part of the initial consultation process.
- 9.6 **RESOLVED:** That (a) the Director of Regeneration and Development Services or Head of Planning be authorised to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised signs and overhead lighting at 14 Market Place, Woodhouse; and
- (b) the Head of Planning, in liaison with a Joint Chair of this Committee, be delegated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

## **10. ENFORCEMENT OF PLANNING CONTROL: 352 SHARROW LANE**

- 10.1 The Director of Development Services submitted a report informing Members of a breach of the planning regulations in relation to the installation of UPVC windows at 352 Sharrow Lane within the Nether Edge Conservation Area.
- 10.2 The report stated that a complaint, from a member of the public, was received on 29 October 2014 concerning the installation of new UPVC windows in the Sharrow Lane elevation of the ground floor flat.
- 10.3 A site visit was made that same day and the contractors, who were installing the windows, were advised that the property was in a conservation area; and that because of this, the replacement of the existing timber box sash window with UPVC frame would not be considered as acceptable by the Local Planning Authority. They were also advised to stop work until a further site meeting could

be arranged to discuss this matter with the property owner.

- 10.4 Following this initial visit, the property owner was contacted and made aware of the situation, and a further site meeting was arranged to discuss the situation.
- 10.5 The site meeting took place on 27 November 2014 where it was explained to the owner that because the property was situated in the Nether Edge Article 4 and Conservation Area, any replacement windows that were installed would have to be in timber and match the style of the original sliding box sash window, in spite of the fact the windows on the first and second floors had been replaced with UPVC frame approximately 12 years ago.
- 10.6 A further meeting took place in January 2015 between the owner, planning enforcement officers and a conservation officer in which further help and advice was offered on how the matter could be resolved in a manner that would be acceptable to all parties involved. However, to date, the owner has declined to replace the UPVC frames with ones that would be more in keeping with the historic character of the Conservation Area.
- 10.7 **RESOLVED:** That (a) the Director of Regeneration and Development Services or Head of Planning be authorised to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised UPVC window frames at 352 Sharrow Lane and their replacement with more acceptable timber sliding box sash windows; and
- (b) the Head of Planning, in liaison with a Joint Chair of this Committee, be authorised to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

## **11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS**

- 11.1 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.

## **12. DATE OF NEXT MEETING**

- 12.1 It was noted that the next meeting of the Committee will be held on Tuesday, 16 June 2015, at 2.00 pm, at the Town Hall.

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