

Planning and Highways Committee

Meeting held 28 July 2015

PRESENT: Councillors Alan Law (Chair), Nasima Akther, David Baker, Tony Damms, Adam Hurst, Ibrar Hussain, Bryan Lodge, Peter Price, Denise Reaney, Peter Rippon, Chris Rosling-Josephs, Garry Weatherall, Joyce Wright and John Booker (Substitute Member)

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1. APOLOGIES FOR ABSENCE

1.1 An apology for absence was received from Councillor Jack Clarkson and Councillor John Booker attended as the duly appointed substitute.

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 Councillor Garry Weatherall declared an interest as a Member of the Ecclesfield Parish Council, in relation to an application for planning permission for the erection of a two storey outbuilding to the rear of the dwelling house at 144 The Common (Case No. 15/02089/FUL) and did not speak and vote thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 7 July 2015 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair of the Committee, be authorised to make arrangements for a site visit on Monday 17 August 2015, 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) an application for planning permission for the erection of a two storey outbuilding to the rear of the dwelling house at 144 The Common (Case No. 15/02089/FUL) be refused (i) for the reason detailed in the report now submitted and (ii) with authority given to (A) the Director of Regeneration and Development Services or Head of Planning to take all appropriate steps including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the unauthorised outbuilding to the rear of the dwellinghouse at 144 The Common and (B) the Head of Planning, in liaison with a Co-Chair of this Committee, to vary the action in order to achieve the objectives hereby confirmed, including taking any action to resolve any associated breaches of planning control; and

(c) having heard oral representations from the applicant's representative at the meeting speaking in support of the development, an application for planning permission for the construction of a petrol filling station, kiosk, jet wash facility and associated works at ASDA, Handsworth Road (Case No. 15/00252/FUL) be granted, conditionally.

7. ENFORCEMENT OF PLANNING CONTROL: 1 PRIORY ROAD, ECCLESFIELD

7.1 The Director of Regeneration and Development Services submitted a report in respect of the Committee's consideration, at its meeting on 5 May 2015, for enforcement action to be taken to secure the removal of the unauthorised non-illuminated fascia name signs at 1 Priory Road, Ecclesfield and seeking additional authority for legal proceedings to be taken, if necessary, to ensure their removal in view of them contravening the Town and Country Planning Act (Control of Advertisements) Regulations 2007.

7.2 **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 non-illuminated fascia name signs at 1 Priory Road, Ecclesfield; and

(b) the Head of Planning, in liaison with a Co-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 control.

8. QUARTERLY OVERVIEW OF ENFORCEMENT ACTIVITY

8.1 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.

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

9.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases

in the City Centre and East areas of the City.

10. QUARTERLY UPDATE OF ENFORCEMENT CASES IN THE SOUTH AREA

- 10.1 The Committee received and noted a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases in the South area of the City.

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

- 11.1 The Committee (a) received and noted a report of the Director of Regeneration and Development Services providing an update on the progress of enforcement cases in the West and North area of the City and (b) noted further information provided orally by the Director of Regeneration and Development Services to Members' questions in respect of matters concerning (i) 110 Bolsover Road (Page 78, Item 3), (ii) 209 Stannington Road (Page 79, Item 5), (iii) land to the rear of the former Middlewood Tavern, off Middlewood Road North (Page 80, Item 6), (iv) Village News, 176 to 178 Main Street, Grenoside (Page 82, Item 9), (v) Aldi, 82 The Common (Page 84, Item 11), (vi) 290 to 308 Pitsmoor Road (Page 85, Item 13) and (vii) Dial House Club, Far Lane/Ben Lane (Page 88, Item 16).

12. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 12.1 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.

13. DATE OF NEXT MEETING

- 13.1 **RESOLVED:** That (a) it be noted that the next meeting of the Committee will be held on Tuesday, 18 August, 2015 at 2.00 pm, at the Town Hall; and

(b) in light of the comments now made, the meeting of the Committee scheduled to be held on Tuesday 8 September, 2015, be held instead on Friday 4 September 2015 at 2.00pm at the Town Hall.

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