

Planning and Highways Committee

Meeting held 18 August 2015

**PRESENT:** Councillors Alan Law (Chair), Peter Rippon (Chair), Nasima Akther, Tony Damms, Roger Davison, Adam Hurst, Ibrar Hussain, Bryan Lodge, Peter Price, Denise Reaney, Garry Weatherall, Joyce Wright, Roy Munn (Substitute Member) and Vickie Priestley (Substitute Member).

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**1. APOLOGIES FOR ABSENCE**

1.1 Apologies for absence were received from Councillors Chris Rosling-Josephs and David Baker and Councillors Roy Munn and Vickie Priestley attended the meeting as the duly appointed substitutes, respectively. An apology for absence was received from Councillor Jack Clarkson but no substitute was 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 28 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 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 21 July 2015.

**7. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS**

7.1 **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. 15/00143/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; and

(b) subject to the inclusion of an additional condition that 'Prior to any works commencing on site, full details of the provision of wheel washing facilities shall be submitted to and approved by the Local Planning Authority. The said facilities shall be provided on site prior to works of demolition commencing in accordance with the approved details and shall be retained throughout the works on site', as outlined in a supplementary report circulated at the meeting, an application for planning permission for demolition of former brewery buildings at former Cannon Brewery, Rutland Road (Case No. 15/00107/FUL) be granted, conditionally.

## **8. ENFORCEMENT OF PLANNING CONTROL: 2A WOODHOUSE ROAD**

- 8.1 The Director of Regeneration and Development Services submitted a report informing Members of a breach of the Advertising Regulations in respect of the erection of unauthorised signs at 2A Woodhouse Road and making recommendations on a way forward.
- 8.2 The report stated that the property was currently being used as a booking office for taxis; and was located on the edge of a local shopping centre, as defined in the Unitary Development Plan, with the area immediately adjacent being identified as a housing area.
- 8.3 A complaint from a member of the public was received alleging the office was being visited by potential clients, and that a number of obtrusive advertisements had been attached to the front and side elevations of the property.
- 8.4 Correspondence was sent to the owners reminding them that their planning permission prohibited the use of the premises as a public booking office; that the signs required advertisement consent, but that it was unlikely to be granted, and that they should apply for retrospective planning permission for the recladding of the building.
- 8.5 The owner responded to the letter, and confirmed that measures would be taken to stop people calling at the office to book taxis and that an application would be submitted to regularise the recladding work. However, he seemed reluctant to remove the signs.
- 8.6 Thus far the owner had cooperated with the Local Planning Authority with regard to the use of the premises, and although he had declined to submit a retrospective application for planning permission for the recladding, this work was not considered as being harmful to the visual amenities of the area and so it would not be expedient to take enforcement action.
- 8.7 However, the owner had yet to remove the advertisements that were visually obtrusive and were considered to cause significant visual harm to the street

scene, given its residential nature.

8.8 **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 at 2A Woodhouse Road; and

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

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

9.1 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.

## **10. DATE OF NEXT MEETING**

10.1 It was noted that the next meeting of the Committee will be held on Friday 4 September 2015, at 2.00 pm, at the Town Hall.

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