

## SHEFFIELD CONSERVATION ADVISORY GROUP

### Meeting held 20th October, 2015

<u>PRESENT:</u>	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mr. Tim Hale (Deputy Chair)	Sheffield Chamber of Commerce
	Mr. Patrick Burns	Co-opted Member
	Mr. Rob Darrington	Royal Institute of Chartered Surveyors
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society/South Yorkshire Industrial History Society
	Mr. Bob Hawkins	Council for the Protection of Rural England
	Dr. Jo Lintonbon	University of Sheffield
	Mr. Bob Marshall	Royal Town Planning Institute
	Mr. Philip Moore	Sheffield Society of Architects
	Dr. Jan Woudstra	Landscape Institute

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

Apologies for absence were received from Prof. Clyde Binfield (Twentieth Century Society), Mr. Martin Evans (Institution of Structural Engineers), Mr. Stanley Jones (Hunter Archaeological Society) and Dr. Roger Harper (Ancient Monuments Society),

#### 2. **MINUTES AND OBSERVATIONS**

##### Minutes of 15th September, 2015

The minutes of the meeting held on 15th September, 2015 were approved as a correct record, subject to the substitution;-

(a) of the words "Historic England" in place of the words "Heritage England",

(b) in the attendance, of the words 'Stanley Jones', in place of the words "Stanley Jone";

(c) in item 3(B) the word 'submitted' in place of the word "submitte";

(d) in item 3(G), of the words "Children's Home" in place of the words

“Children’s Hospital”

(e) in item 3(M), of the words “a film festival, on 16th-17 July last, at the former Abbeydale Picture House, which was 95 years old, had been attended by the great grandson of its architect, Pascal Steinlet” in place of the words “there had been a film festival, on 16th-17 July last, at the former Abbeydale Picture House had been attended by the 95 year old great grandson of Pascal Steinlet, the architect”;

(f) in item 7.1, of the words “there was a presumption in the Broomhill Conservation Area Management Plan that” in place of the words “the Broomhill Conservation Area Management Plan required that”;

(g) in item 7.2, of the word “frontage” in place of the word “frontage”;

(h) in item 7.3, of the words “proposed New Fargate”, in place of the words “new Fargate”;

(i) in item 7.6, the words “negative recommendation” for the word “decision”;

(j) in item 8d, of the words “within the area of the Peak District National Park Authority” in place of the words “in the Peak District”;

(k) in item 8(e), of the words “there was no further development regarding the planning application relating to Minalloy House, Regent Street” in place of the words “there was no development regarding the planning application regarding Minalloy House, Regent Street” (the application was subsequently approved, with reduced height);

(l) in item 8(h) the words “recently published” in place of the word “recently” and the words “Hadfield, Cawkwell and Davidson” in place of the words “Cawkwell, Hadfield and Davidson”;

(m) in item 8(i), of the words “a building at 104 Mary Street listed, had been unsuccessful, but the property had been successfully restored” in place of the words “a building at Mary Street listed, had been unsuccessful;”;

(n) of the words “at 52-54 Garden Street” in place of the words “at Garden Street”; and arising therefrom, the Group noted that:-

(i) the application for listing of the Endcliffe Methodist Church had been refused;

(ii) the former Children’s Home, the Chesterman Building, Wycliff House, Norwood Grange and the boundary walls on Herries Road, at the Northern General Hospital had been listed;

(iii) Mr. Greaves had again approached the local press to obtain publicity of the condition of Cow Mouth Farm;

(iv) work was been done on the planning application regarding the Mappin Building;

- (v) Historic England had objected to the proposals to develop Cambridge Street, within the New Retail Quarter Scheme;
  - (vi) the Planning Board would be recommended to refuse planning permission for the development of the former Age Uk shop, Fulwood Road;
  - (vii) planning permission had been refused for the development of 245 Ecclesall Road; and
  - (viii) the planning applications regarding the Leah's Yard and Bethel Walk schemes would not be submitted to the Planning Board until next month;
  - (ix) (A) the owner of the Old Town Hall had changed his agent, (B) the Head of Planning had inspected the building and had found that although there had been some water ingress, it was insufficient to serve a Notice and generally speaking, the condition of the building was mostly good, (C) the courtrooms were intact and (D) there had been a suggestion of using the building as a film set ; and
  - (x) the judicial review of the determination of the planning application regarding Devonshire Street had upheld the decision; and:-
- The Group exhorted the City Council to take action to encourage the owner of the Old Town Hall to carry out its disposal.

#### Minutes of 29th September, 2015

The minutes of the meeting held on 29th September, 2015 were approved as a correct record, subject to the substitution;-

- (a) in item 3 (e) of the words "partial retention" in place of the word 'retention'; and
- (b) in item 2(g), of the words "rooftop car park" in place of the words "rooftop car".

#### Observations on the outline planning application regarding the Sheffield Retail Quarter

The Group approved for submission to the City Council and for publication, a report by the Chair (Dr. Booth) setting out the Group's observations on the outline planning application regarding the Sheffield Retail Quarter, subject to the substitution, in item 6:-

- (a) in Block G of the words "partial retention" in place of the word 'retention'; and
- (b) in Blocks M and N, of the words "rooftop car park" in place of the words "rooftop car".

The Group noted that alternative schemes for the development may be submitted.

4. **CHAIR'S REPORT**

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

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

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

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

The Group noted that, for the time being, meetings of the Sheffield Sustainable Development and Design Panel were suspended.

7. **HERITAGE ASSETS**

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

7.1 **Demolition of existing buildings and erection of 103 apartments in 4/5/6 storey block with ancillary facilities and landscaped courtyard at Siverpride Works, Matilda Street (Case no. 15/02699/FUL)**

The Group felt that a building of this height would create unsatisfactory, unacceptable enclosure ratios in Newton Lane and a canyon-like feeling, which would adversely affect the character of the Conservation Area. The Group considered that the development should be reduced by one storey, in line with the recommendations of the Urban Design Compendium and should be built in red brick or industrial brick, to reflect the industrial character of the Conservation Area.

7.2 **Demolition of temporary annexe and covered link, erection of 14 apartments with ancillary parking and demolition of section of retaining wall and erection of replacement retaining structure, at Victoria House, 117 Manchester Road. (Case No. 15/03362/FUL)**

The Group considered that the scheme was overdevelopment and of inappropriate design. The Group considered that the loss of trees would have an adverse effect on the Conservation Area, which contained large villas in substantial grounds

(Note: Mr. Moore declared an interest in this item)

**7.3 Demolition of existing building and erection of 2 dwellinghouses at Broomgrove Club, 74 Broomgrove Road. (Case No. 15/03499/FUL)**

The Group felt that the building, which served the oldest bowling club in the City, should be retained. The Group considered that the design of the replacement building, the loss of the wall and the car parking would have an adverse effect on the adjacent Conservation Area. The Group expressed doubt that the proposed access would meet the requirements of highways regulations.

**7.4 Demolition of 2 single storey buildings, the erection of a three-storey building and a single storey extension and conversion of existing buildings to form 11 apartments at 52-54 Garden Street (Case No. 15/03626 and 15/03625/FUL).**

The Group felt that the buildings were located in an important area for small scale workshops and the original metal trades features of the buildings should be retained. The Group considered that the design was unsatisfactory and could not work with the grain of the existing surrounding buildings. The Group felt that the development would adversely affect the setting of the adjacent listed buildings. The Group felt that the detailing, lack of verticality and roofscape were unacceptable and that the parapet level should correspond to the gutterline of the existing buildings.

**7.5 Demolition of bungalow and garage, erection of 11 apartments and provision of 17 parking spaces, on site of 58 Ivy Park Road (Case No. 15/03670/FUL)**

The Group considered that the development was too bulky for the site and the footprint was too large. The Group felt that the design was unacceptable and the boundary wall and gateposts would be altered unsympathetically. The Group considered that the loss of trees would be unacceptable.

(Note: Mr. Hale declared an interest in this item)

## 8. MISCELLANEOUS ITEMS

Members reported on various developments affecting listed buildings and conservation areas and the Group noted that:-

- a) a campaign had been launched to prevent the conversion of the Olive House Works, Black Lane into three dwellings. Consideration was being given to serving an Urgent Works Notice, regarding the property ;
- (b) consideration was being given to serving notices regarding the Wharnccliffe Works, Stable Block and Horse Sick Bay;
- (c) Brightholmlee Old Hall had been sold;
- (d) demolitions had been carried out at the Laycocks Works. The bulk of the facade would be retained ;
- (e) the Ebenezer Chapel at South Parade would be brought into residential use, following the Service of a Notice;
- (f) the South Yorkshire Archaeology Day would be held on 14th November next;
- (g) the Ship Inn, Shalesmoor had been sold and would be renovated;
- (h) the Kenilworth Works had been sold;
- (i) 7 Broomgrove Road had been advertised for sale to be developed as flats, but as yet no planning application for it had been submitted;
- (j) a planning application for the extension of the Lambert Works had been submitted;
- (k) a planning application regarding Clifford House, Ecclesall Road had been submitted;
- (l) Amey would replace 3800 street lights within Conservation Areas, with 1000 lights;
- (m) the Head of Planning would investigate (i) whether the former Hallam Tower Hotel would be retained, (ii) the Urban Design Compendium would be reviewed, (iii) a planning application had been received regarding the Abbeydale Cinema and (iv) the proposals for Amey to fell trees at Nether Edge; and
- (n) the Bradford City Council had issued a Local Listed Building Consent Order, affecting buildings within the Little Germany area .

(NOTE: these minutes are subject to amendment at a future meeting)