

Planning and Highways Committee

Meeting held 26 April 2016

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

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1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

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 Chris Rosling-Josephs declared a personal interest in applications for planning permission for the erection of winding wheel monuments at land opposite 164-170 Woodhouse Lane and Eckington Way/Owlthorpe Greenway (Case Nos. 16/01104/RG3 and 16/00255/RG3) as he had previously declared his position on the applications. Councillor Rosling-Josephs took no part in the discussion or vote on the applications.

3.2 Councillor Bryan Lodge declared a personal interest in applications for listed building consent and planning permission for the use of part of library as café bar, including alterations and refurbishment and erection of two-storey rear extension at Walkley Library, South Road, Walkley (Case Nos. 16/00623/LBC and 16/00622/FUL) as his employer had interests in a nearby Working Mens Club. Councillor Lodge took no part in the discussion or vote on the applications.

3.3 Councillor Nasima Akther declared a personal interest in an application for condition approval submitted by the Council to approve details in relation to condition number 12 (affordable housing) of planning permission 13/04204/RG3 at Abbeydale Grange School, Hastings Road (Case No. 13/04204/CONRG3) as she had spoken with a constituent regarding the application but had not declared her position prior to the meeting.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 5 April 2016 were agreed as a correct record.

5. SHEFFIELD CONSERVATION ADVISORY GROUP MINUTES

- 5.1 The Committee received and noted the minutes of the meeting of the Sheffield Conservation Advisory Group held on 15 March 2016.

6. SITE VISIT

- 6.1 **RESOLVED:** That the Director of Regeneration and Development Services, in liaison with a Co-Chair, 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.

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 Nos. 16/01104/RG3 and 16/00255/RG3 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) notwithstanding the officer's recommendation, an application for condition approval submitted by the Council to approve details in relation to condition number 12 (Affordable Housing) of planning permission 13/04204/RG3 at Abbeydale Grange School, Hastings Road (Case No. 13/04204/CONRG3) be refused as the Committee believed that the District Valuer's recommendation of a contribution of 22.13% towards Affordable Housing was reasonable and the developer's offer of 2.1% was therefore not acceptable;

(c) subject to an amendment to page 34 of the report and following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, an application for outline planning permission for demolition of existing garages and erection of 2 dwellinghouses at site of garage block to the rear of 14 to 22 Marcliffe Road (Case No. 16/00640/OUT) be granted, conditionally;

(d) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, having considered representations at the meeting from a local resident and from the agent for the applicant, and subject to amending the hours of opening to allow later opening on Fridays, Saturdays and on Sundays immediately prior to public holidays, a representative of Walkley Library and a local resident speaking in favour of the applications, applications for listed building consent and planning permission for use of part of library as café bar, including alterations and refurbishment and erection of two-storey rear extension at Walkley Library, South Road, Walkley (Case Nos. 16/00623/LBC and 16/00622/FUL) be granted, conditionally;

(e) following consideration of additional representations, as outlined in a supplementary report circulated at the meeting, and representations at the

meeting from a local resident and a local Ward Councillor opposing the application and from the applicant's agent speaking in favour of the application, an application for planning permission for demolition of bungalow and garage, erection of 10 apartments and provision of 17 parking spaces (as amended 29/3/16, 5/4/16 and 7/4/16) at site of 58 Ivy Park Road be granted, conditionally;

(f) following consideration of representations at the meeting from a local Ward Councillor and a local resident opposing the application, and from the applicant's agent speaking in favour of the application, and, subject to the inclusion of an additional condition that the applicant must reinstall the gatepost to be removed as part of the development, an application for planning permission for erection of 2 dwellinghouses and garages (resubmission of 15/01933/FUL) – as amended by drawings received 2 and 10 February 2016, at land to the rear of 6 to 14 Canterbury Avenue (Case No. 15/03350/FUL) be granted, conditionally; and

(g) following consideration of additional information, additional representations, and subject to a revision to condition 13, as outlined in a supplementary report circulated at the meeting, and having considered representations at the meeting from a representative of a local business opposing the application and from the applicant's agent speaking in favour of the application, and, notwithstanding the officer's recommendation, consideration of an application for planning permission for demolition of existing buildings and erection of 103 student apartments (sui generis) in a 4/5/6 storey block with ancillary facilities and landscaped courtyard at Silverpride Works, Matilda Street (Case No. 15/02699/FUL) be deferred pending further consultation with businesses in the local area and additional research on solutions to noise vibrations arising from the development.

8. ENFORCEMENT OF PLANNING CONTROL: 25 MOOR VALLEY

- 8.1 The Director of Development Services submitted a report informing Members of a breach of the Planning Regulations in respect of the erection of an unauthorised fence adjacent to the highway at 25 Moor Valley and making recommendations on any further action required.
- 8.2 The report stated that a complaint was received from a member of the public on 16 April 2015 concerning the erection of a 2m high fence along the front boundary of the property, which was also adjacent to a public highway.
- 8.3 Correspondence was entered into with the owner, on 28 May 2015, explaining that because the height of the fence was more than 1m above ground level, and it was adjacent to a public highway, it was not considered to be permitted development and therefore would have required planning permission.
- 8.4 The owner responded to this letter and initially agreed that the fence would be removed. However, its removal did not occur, and so on 15 September 2015 a Section 330 Information Notice was served by the Local Planning Authority.
- 8.5 To date no attempt had been made by the owner to remove the fence, or to reduce it to a more acceptable height.

8.6 **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 fence at 25 Moor Valley; and

(b) the Head of Planning, in liaison with a Co-Chair of this Committee, be granted the power to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

9. ENFORCEMENT OF PLANNING CONTROL: 142 DEVONSHIRE STREET

9.1 **RESOLVED:** That the item be withdrawn from consideration pending further discussions with the owner of the property at 142 Devonshire Street.

10. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

10.1 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.

11. DATE OF NEXT MEETING

11.1 It was noted that the next meeting of the Committee will be held on Tuesday, 17 May 2016 at 2:00pm in the Town Hall.