

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting 20th March, 2018

<u>PRESENT;</u>	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth	Co-opted Member
	Dr. Jo Lintonbon (Deputy Chair)	University of Sheffield
	Prof Clyde Binfield	Twentieth Century Society
	Mr. Patrick Burns	Co-opted Member
	Ms. Liz Godfrey	Civic Trust
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society/ South Yorkshire Industrial History Society
	Dr. Roger Harper	Ancient Monuments Society
	Mr. Bob Marshall	Royal Town Planning Institute
	Mr. Philip Moore	Sheffield Society of Architects
	Mr. Andrew Shepherd	Society for the Protection of Ancient Buildings
	Mr. Andrew Tabor	Hunter Archaeological Society

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. Bob Hawkins (Campaign to Protect Rural England), Cllr. Ian Saunders (Sheffield City Council), Ms. Kaeran van Vliet (Sheffield Hallam University) and Dr. Jan Woudstra (Landscape Institute).

2. MINUTES

The Group (a) approved the minutes of the meeting on 20th February, 2018 as a correct record, subject to (i) the addition of Mr. Tim Hale to the apologies for absence and (ii) the substitution (A) in item 2 of the words "Esperanto Place and 31- 35 Arundel Place" for the words "Arundel Place Buildings" and (B) in item 6.1 of the words "off Montague Street, within the existing" for the words "within the existing"

and (b) noted that Mr. Hale had sent his apologies for absence at the previous meeting, on 18th January, 2018.

Arising therefrom, the Group noted that:-

- (1) the Stokes Tiles scheme was still being amended and would be brought to a future meeting;
- (2) a financial assessment was being made of the Mount Pleasant scheme, prior to making the application for planning permission; and
- (3) the Chief Planning Officer had made contact with the new owner of the Farfield Inn, who had confirmed that it would be restored and would be managed as a public house; and
- (4) the amended scheme for the General Cemetery would be brought to the Group.

3. CHAIR'S REPORT

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

4. CHIEF PLANNING OFFICER'S REPORT

The Chief Planning Officer reported that:-

- (a) additional First World War Memorials in the churchyard of St. Mary's' Walkley, dating from 1922 and St. Johns' Ranmoor dating from 1921, had been listed on Grade II; and
- (b) the Government proposed to abolish various Planning Policies. The Chief Planning Officer would send copies of the Policies to the Group to enable Members to make representations within the time limit. The matter would be considered at the next meeting.

The Group noted the information.

5. SHEFFIELD SUSTAINABLE DEVELOPMENT AND DESIGN PANEL

The Group noted that (a) there was no scheduled meeting of the Sheffield Sustainable Development and Design Panel and (b) a bid had been made for funding, part of which would be used to enable meetings of the Panel to take place .

6. HERITAGE ASSETS

The Group considered the following applications for planning permission affecting heritage assets and made the observations stated:-

6.1 Erection of a two-storey side extension and refurbishment of the existing building to provide a new evangelical facility for the Diocese of Hallam and the Parish of St Vincent's Church and refurbishment of the existing building to provide a new evangelical facility for the Diocese of Hallam and the Parish of St Vincent's Church, including a cafe and associated offices, at the former St Vincent's RC School, Solly Street. (Case Number: 18/00656/FUL)

The Group welcomed the proposal to bring the property back into use and the proposed use. The Group felt it that would be inappropriate to lower the window

cills of the windows on the street frontage and that timber, rather than aluminium, windows should be used. The Group considered that the glazing panels of the link should be vertical, rather than horizontal. The Group felt that the installation of louvred ventilation stacks, on the roof, would be inappropriate.

6.2 Demolition of existing workshops and erection of 10 apartments in a 3-4 storey block and a ground floor restaurant/cafe (Use Class A3) at 95 Mary Street.

(Case Number: 18/00406/FUL)

The Group felt that in general the proposed addition to Mary Street was to be welcomed. The Group did, however, think that further consideration should be given to the design of the façade, especially to the relationship between the ground floor pattern of openings and the upper floor windows, and to the wall-to window ratios, which needed to match those of adjacent buildings.. The Group felt concern at the relationship of the building to the Porter Brook and its impact on the open spaces of the site. The Group recommended that the stone wall, adjacent to the river, should be maintained. The Group felt concern at the future of the adjacent building, particularly its crucible chimney and recommended that its continuity should be ensured.

(Note: Mr Moore declared an interest in the above item)

6.3 Demolition of existing dwelling house and erection of a new dwelling house at Bennett Cottage, Mayfield Road.

(Case Number: 17/02756/FUL)

The Group endorsed its previous decision regarding the application, as there was nothing in the present submission, to warrant changing the decision. The Group felt that the existing cottage did not protrude into the Mayfield Valley, whereas the one proposed would do so. The Group noted that the proposed house was substantially larger than the existing cottage, in contradiction to Green Belt policy. Although the proposed material was now natural stone, nothing else had been done to the design to reflect the character of other buildings in the Mayfield Valley, in form or in layout.

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

7. UPDATE

The Chief Planning Officer reported that:-

- (a) there had been pre-application discussions regarding the former Hallam Tower Hotel, with the developer, who had expressed the intention to develop the property in accordance with the scheme which was approved in 2006, but with different materials;
- (b) there had been no progress with regard to the Ebenezer Chapel scheme and the Edward Street scheme;
- (c) a report on the Buildings at Risk Register would be made at the next meeting;
- (d) there was a proposal to convert the former gentlemen's toilet, at Blonk Street

to a café/restaurant. Investigations were being made to identify a way to preserve the building's internal coat of arms in-situ; and

(e) the lease of Spout House Farm had been relinquished by its owner, so the property had reverted to the estate of the former leaseholders, which could facilitate a claim against an insurance policy, to provide funding for the restoration of the Farm.

8. MISCELLANEOUS ITEMS

Members of the Group reported on development affecting heritage assets and conservation areas and the Group noted that:-

(a) the Chief Planning Officer would (i) investigate and report on signs on the gable end of Sheaf House, in the Canal Basin; and (ii) report on (A) the Heart of the City (Two) scheme, which had been the subject of a recent article in the Star newspaper and (B) the public consultations on the City Centre Plan due to be held during this week and the forthcoming week, which had been cancelled;

(b) a property at Garden Street was due to be restored. Only the twentieth century alterations were to be demolished;

(c) a report in the Press that a building was to be erected in Charles Street was inaccurate;

(d) the Guardian newspaper had recently published an obituary regarding Mr. Ivor Smith, who had been one of the designers of Parkhill Flats;

(e) it appeared that the new owner of Pisgah House intended to occupy it as a single family dwelling;

(f) the new H.S.B.C. building would intrude onto Moorhead;

(g) if a scheme for a substantial development at Castlegate was submitted, it would be brought to the Group;

(h) the University of Sheffield proposed to carry out development at the Robert Dainton Building, but it related to the service area only;

(i) the Chief Planning Officer was unaware of a proposal to list Hillsborough Stadium;

(j) advertising on private telephone boxes in conservation areas would require consent and consent had been refused for those applications relating to the City Centre;

(k) the Manor Fields development was worth seeing;

(l) the owner of the former Anglican Chapel, at the General Cemetery was seeking to repair the roof;

(m) the Belgian refugees memorial was in good condition;

(n) the Civic Trust would be holding a meeting, today, regarding Castlegate;

(o) the organisers of the forthcoming Heritage Open Days were seeking information on Mrs. Ethel Haythornthwaite, the daughter of the industrialist Thomas Ward and the wife of Gerald Haythornthwaite, a former member of the Group, with a view to promoting her as an 'Extraordinary Woman'; and

(p) repairs were being carried out to the roof of the Old Town Hall and the condition of its structure was being assessed.

The Group noted the information.

9. DATE OF NEXT MEETING

The Group noted that the next meeting would be held on 17th April, 2018.

(Note: the above minutes are subject to amendment at a future meeting.)

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