

West and North Planning and Highways Committee

Meeting held 21 August 2012

**PRESENT:** Councillors Peter Rippon (Chair), Janet Bragg, Adam Hurst, Talib Hussain, Roy Munn, Joyce Wright, Trevor Bagshaw, Bob McCann, Denise Reaney and Helen Mirfin-Boukouris (Substitute Member)

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**1. EXCLUSION OF PUBLIC AND PRESS**

1.1 No items were identified where resolutions may be moved to exclude the public and press.

**2. APOLOGIES FOR ABSENCE FROM MEMBERS OF THE COMMITTEE**

2.1 An apology for absence was received from Councillor Garry Weatherall and Councillor Helen Mirfin-Boukouris attended the meeting as the duly appointed substitute.

**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 31<sup>st</sup> July 2012 were approved as a correct record.

**5. SHEFFIELD CONSERVATION ADVISORY GROUP**

5.1 The Committee noted, for information, the minutes of the meeting of the Sheffield Conservation Advisory Group held on 24<sup>th</sup> July 2012.

**6. SITE VISIT**

6.1 **RESOLVED:** That a site visit be arranged for the morning of Tuesday 11<sup>th</sup> September 2012 at 10.00 am, in connection with any planning applications requiring a site 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 submitted to this Committee for this date in respect of Case Nos

12/01514/FUL(formerly PP- 01990459) and 12/01402/FUL (formerly PP- 01971854) 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

- 7.2 (b) following consideration of additional representations, as contained in a supplementary report circulated at the meeting, and an additional representation submitted at the meeting, an application for planning permission for change of use of lower ground, first and second floors from retail (A1) to form 3 HIMOS (2 with 6 bedrooms and 1 with 5 bedrooms) including works to building with erection of staircase and 4 new window openings at Stocksbridge Furnishing, 610-614 Manchester Road, Stocksbridge (Case No. 12/01676/FUL) be refused as the Committee considered that the application failed to comply with policy IB11 of the Unitary Development Plan as the development would not provide sufficient daylight penetration into the lower ground floor accommodation and would have a very limited outlook leading to poor living conditions for occupiers of the lower ground floor. In addition, the proposed use represented an overintensification of use which would lead to disamenity for the existing residents adjoining the premises and occupiers of nearby houses on Pearson Street and Bessemer Terrace in terms of noise and general disturbance.
- 7.3 (Note: The application for planning permission for change of use of shop (use class A1) as hot food takeaway (use class A5) (as amended plans received 09/08/12) at Be Inspired, 494 Fulwood Road (Case No, 12/01728/CHU) was withdrawn from consideration prior to the meeting.

## **8. ENFORCEMENT OF PLANNING CONTROL: LAND BETWEEN 12 AND 14 COOKS WOOD ROAD**

- 8.1 The Director of Development Services submitted a report seeking Members approval to revise the wording of the original authorisation in relation to the unauthorised use of land for the parking and storage of damaged vehicles and the unauthorised erection of a fence and gate between 12 and 14 Cooks Wood Road.
- 8.2 The report stated that four complaints had been received from local residents who had concerns about the land being used for commercial purposes without planning consent and the nuisance that was caused by the use of the land in this manner.
- 8.3 On 31 July 2012 the Committee authorised enforcement action against land between 12 and 14 Cooks Wood Road. The Committee considered and authorised all necessary steps, including enforcement action, service of a stop notice and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised vehicles and

the cessation of the unauthorised use of land for the parking and storage of vehicles. The purpose of the report was to request an amendment to the resolution to include the removal of the unauthorised fence and gate.

- 8.4 **RESOLVED:** That authority be given to the Director of Development Services or Head of Planning to take all necessary steps, including enforcement action, service of a stop notice and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised vehicles, the removal of the unauthorised fence and gate and the cessation of the unauthorised use of the land for the parking and storage of vehicles.

## 9. **QUARTERLY PLANNING UPDATE**

### 9.1 Quarterly Overview of Enforcement Activity

The Committee noted for information a report of the Director of Development Services providing a quarterly update of progress on the work being undertaken by the enforcement team.

### 9.2 Quarterly Enforcement Update in the West and North Area

The Committee noted for information a report of the Director of Development Services outlining progress on enforcement actions authorised by the Committee, or under delegated powers, in the West and North area.

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

- 10.1 The Committee received and noted a report of the Director of Development Services detailing (a) 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.

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