

Agenda Item 6

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 23rd July, 2013

PRESENT:	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mr. Tim Hale	Sheffield Chamber of Commerce
	Mrs Christine Ball	Civic Trust/South Yorkshire Industrial History Society
	Prof. Clyde Binfield	20th Century Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Rod Flint	Georgian Group
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society
	Mr. Stanley Jones	Hunter Archaeological Society
	Mr. Philip Moore	Sheffield Society of Architects
	Dr. Malcolm Tait	University of Sheffield

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1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from, Dr. Roger Harper (Ancient Monuments Society), Mr. Bob Hawkins (Council for the Protection of Rural England), Mr. Bob Marshall (Royal Town Planning Institute), Mr. Andrew Shepherd (Society for the Protection of Ancient Buildings) and Dr. Alan Watson (Institution of Civil Engineers).

2. **MINUTES** in item

The minutes of the meeting held on 18th June, 2013 were approved as a correct record subject to the substitution:-

(a) in item 6(a), of the words "buildings in the immediate vicinity" for the words "buildings nearby";

(b) in item 7(a), of the words "a representative or representatives" for the words "a representative";

(c) in item 7 (b), of the words "of the ancillary buildings at the former Hallam Tower Hotel" for the words " at the former Hallam Tower Hotel"

(d) in item 7(c) of the word "exposure" for the word words "exposition" and

(e) in item 7(f) of the words "did provide" for the word "provide" and, arising therefrom, the Group (i) noted that:-

(A) public consultations regarding the future use of Castlegate would commence on 26th July and the Head of Planning would report to a future meeting on proposals for the use of the site;

(B) the Head of Planning would report to a future meeting on (1) the possibility that Old May House Farm, Mayfield Valley and Bennet Grange, Harrison Lane were listed or of listable quality and (2) whether there was political objection to Members of the City Council serving as Members of the Group;

(C) the injunction against the University of Sheffield preventing the demolition of the

Edwardian wing of the former Jessop Hospital had been discharged, but an online petition to the University Council requesting that the building not be demolished had obtained 3100 signatures. Several letters from Mr. Greaves, regarding the demolition, had been published in a reduced form by the Sheffield Telegraph;

(D) action would have to be taken, possibility through serving s.215 notices, regarding the condition of the former St Vincent's Church, Solly Street;

(E) no action could be taken regarding the changes to the interior of Highfields Library;

(F) urgent works notices would be served regarding the condition of the roof of Loxley Chapel. The owner of a property on the same drive had installed gates;

(G) in the opinion of the Head of Planning, the Sheffield Green Roofs Centre website was a useful one. During 2010, the City Council had granted permissions for 91 green roofs, of which 49 had been built; and

(ii) (A) urged that action be taken to preserve and re-use the staircase within the Edwardian wing building of the former Jessops Hospital and (B) agreed that a subgroup of Members be established to consider and report back on suitable amendments to the terms of reference of the Group.

3. CHAIR'S REPORT

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

4. HEAD OF PLANNING'S REPORT

The Head of Planning reported on:-

(a) the proposed Castlegate Conservation Area, including the area of the former Sheffield Castle, which would be considered at a stakeholders' meeting on 26th July and at the meeting of the Group on 17th September next;

(b) the City Centre Masterplan, which had generated a substantial comments and would be submitted to the City Council in October next; and

(c) the proposed Milton Street Conservation Area, the declaration of which was scheduled for March 2014.

The Group noted the information and welcomed the proposed Castlegate Conservation Area.

5. SHEFFIELD SUSTAINABLE DEVELOPMENT AND DESIGN PANEL

The Group noted that the meeting of the Sheffield Sustainable Development and Design Panel, scheduled for this month had been cancelled.

6. HERITAGE ASSETS

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

- (a) Erection of 52 dwellings, 731.6 sq.m of commercial floorspace and reinstatement of Kelham Street, access, car parking, landscaping and associated works on site of Richardsons Cutlery Works, Alma Street and Russell Street (**Case Number: 13/01959/FUL**)

The Group considered that the development was a deplorable example of block planning, consisting of a suburban development being shoehorned

into an urban site, with a superficial approach to detail, including an inappropriate saw tooth roof on one of the blocks. The Group felt that the scheme could include houses, provided that it had a more urban character, perhaps involving a courtyard arrangement.

- (b) Alterations to building, including formation of door and window openings, to form 9 apartments at 28 Ebenezer Street
(Case Number: 13/01940/FUL)

The Group felt that there was no objection, in principle, to the development subject to a survey of the elevations being carried out and to the details being to the satisfaction of the Head of Planning. The Group welcomed the return to use of the building, but stressed that the details of the windows and stone should be retained as existing.

(NOTE: Mr. Moore declared an interest in the above application)

7. MISCELLANEOUS ITEMS

Members of the Group reported on developments affecting Heritage Assets and Conservation Areas and the Group noted that:-

- (a) University House, Glossop Road was not listed;
- (b) (i) within the Streets Ahead road improvements project, the traditional street lights and thresholds at Broomhill would be retained, but there were a number of issues regarding the retention of materials such as stone paving, for example as at Crookes, which were not within conservation areas; and
(ii) the contractor, Amey, was required to make good the surface of the highway and would do so where possible, by re-using existing materials, following a site by site survey and a public meeting within each area;
- (c) there was a proposal to redevelop Cow Mouth Farm, involving the retention of the Farm, the demolition of the barns and the erection of 14 houses on the site;
- (d) the Head of Planning had objected to a proposal to amend a planning application to develop Norton Church Hall;
- (e) (i) the repainting of the former Abbeydale Picture House was unauthorised, (ii) the Head of Planning had suggested that the original faience material be exposed and, with the involvement of the Theatres Trust was negotiating with the owner on the future use of the Fire Curtain and (iii) a number of colour photographs, of the Picture House, had been discovered research project, regarding conservation advisory groups, had not materialised due to a lack of finance for the project;

- (f) architects and other agents could make presentations to the Group, at the discretion of the Director of Planning and the Director could inform such interested parties of the planning applications and pre-application schemes, which were to be submitted to the Group;
- (g) the Williams Brothers site, Kelham Island, was wind and watertight;
- (h) the Mayfield Valley Environmental Centre was not listed; and
- (i) the Head of Planning would investigate and report to a future meeting on
 - (i) the intention of Amey regarding the retention of traditional materials in areas which were not conservation areas, (ii) the possibility that the ownership of the former Firth Park Library had changed and (ii) the possible removal of buddleia from the Wicker Arches and Sheffield Station.

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