

## TEAM MANAGER, HIGHWAY RECORDS

### REPORT TO ASSISTANT DIRECTOR OF CITY TRANSPORT

24th June 2024

#### PROPOSED STOPPING UP OF PART OF DOBBIN HILL, ECCLESALL, SHEFFIELD, S11.

##### 1.0 PURPOSE

- 1.1 To seek authority to approve the proposed Stopping Up Order for the permanent closure of part of Dobbin Hill, in the Ecclesall area of Sheffield.

##### 2.0 BACKGROUND

- 2.1 An application to make a Highway Stopping Up Order, under Section 247 of the Town and Country Planning Act 1990, has been made to the Department for Transport's National Transport Casework Team (N.T.C.T.).
- 2.2 N.T.C.T. has contacted the City Council, as a statutory consultee, in respect of the proposed closure.
- 2.3 Sheffield City Council has granted planning consent conditionally, under reference 23/03216/FUL, for use of land as part of the residential curtilage of The Coach House, 306 Dobbin Hill, Sheffield S11 7JG, with associated alterations including erection of boundary wall and fencing, landscaping, and associated works.
- 2.4 In order to facilitate the approved development, the applicant contests that it is necessary to permanently stop up the areas of all-purpose highway, shown by black hatching in the plan included as Appendix A, hereby referred to as 'the plan'.

##### 3.0 CONSULTATIONS

In this case, it is not the role of the City Council to consult the statutory organisations and other relevant bodies. However, as part of the process of making the application to N.T.C.T., the applicant should have consulted the usual sources and been in discussion with affected parties concerning the re-siting and protection of their equipment. It is understood that the N.T.C.T. also make their own consultations as appropriate. At the time of writing this report the Council had not received notification of any objections.

#### 4.0 LEGAL IMPLICATIONS

- 4.1 The Director of Legal & Governance has been consulted and has advised that, assuming the subject area of highway needs to be stopped up to facilitate the approved development, it is appropriate to process the closure using the powers contained within Section 247 of the Town & Country Planning Act 1990.

#### 5.0 HIGHWAY IMPLICATIONS

- 5.1 Dobbin Hill is an adopted all-purpose highway in the Ecclesall area of Sheffield.
- 5.2 The developer asserts that the proposed permanent closure is necessary to facilitate the development.
- 5.3 The subject area serves as part of a grass verge at the rear of the footway of Dobbin Hill, shown in the attached photo as Appendix B.
- 5.4 The remaining part of the verge, containing street lighting and other street furniture, as shown in Appendix B, will be unaffected by this proposal.
- 5.5 In 1981, land at the junction of Dobbin Hill and Ringinglow Road was surrendered by a developer for highway improvement works, as a condition of a widening Order affecting Dobbin Hill, made under Section 30 of the Public Health Act 1925. This Order required land to be 'thrown out' for highway use where development occurred along its length. As a result, changes to the highway were made, which included improvements around the junction and a wider footway. The subject area was not required as part of these works, leaving a verge area, that could be utilised for any future widening works if necessary. On the 30<sup>th</sup> of October 1989 the South-West Sub-Committee (Planning and Transportation Programme) authorised the revocation of the Order affecting Dobbin Hill and numerous other highways in the southwest of the city. Following revocation, widening requirements along the length of Dobbin Hill, between Ringinglow Road and Strathray Road would no longer be required as a consequence of any new development, making any further widening of Dobbin Hill extremely unlikely. Consequently, we are left with areas of 'highway', at Dobbin Hill and elsewhere in the city, that serve no real purpose for highway users. Another example of this can be seen in an earlier planning application [20/03153/FUL](#) at Drury Lane, Dore.
- 5.6 The plan, included as Appendix C, shows the highway layout prior to the 1981 development.
- 5.7 Colleagues in Highway Development Control were consulted during the planning process and the proposal was fully considered in terms of the impact on the operation of the highway in terms of safety and capacity and it was considered that there would be no adverse impact on either. As such it would be inappropriate to have recommended refusal of the application.

- 5.8 The applicant is to seek an agreement to acquire the land, from the City Council's Property Services Division, on successful completion of the closure process. Any sale will be subject to the relevant Council protocols.
- 5.9 Therefore, it is considered that the closure of this highway should not affect the public's safe and appropriate use of the area. The closure is necessary for the proposed development, and it is considered that it will have no detrimental effect on the surrounding highway network and its users.
- 6.0 EQUAL OPPORTUNITY IMPLICATIONS
- 6.1 No particular equal opportunity implications arise from the proposal in this report.
- 7.0 ENVIRONMENTAL IMPLICATIONS
- 7.1 No particular environmental implications arise from the proposal in this report.
- 8.0 FINANCIAL IMPLICATIONS
- 8.1 All costs associated with, and arising from, the permanent highway closure and consequent works to carry out the work on site, will be met by the applicant.
- 9.0 CONCLUSION
- 9.1 Based on the above information, I have no objections to the proposed Order, as shown on the plan included as Appendix A.
- 10.0 RECOMMENDATIONS
- 10.1 Raise no objection to the proposed Stopping Up Order for the permanent closure of part of Dobbin Hill, as shown by black hatching on the plan included as Appendix A.
- 10.2 Authorise the Director of Legal and Governance to notify N.T.C.T. of this decision.


Mark Reeder  
Technical Officer  
Highway Records & Address Management  
Highway Maintenance Division

24th June 2024

REPORT APPROVED BY TOM FINNEGAN-SMITH  
ASSISTANT DIRECTOR CITY TRANSPORT

APPENDIX A



Key	Scale 1:250 @A4	National Transport Casework Team	Signed by Authority of the Secretary of State
Highway to be stopped up		Department for Transport	on.....
		Plan No: NATTRAN/Y&H/S247/5740	Signature.....
			TIM BRIMELOW An Official in the National Transport Casework Team Department for Transport

Appendix B.



Appendix C.

