

CITY CENTRE SOUTH & EAST AREA COMMITTEE

26/11/2012

SUPPLEMENTARY INFORMATION

PLANNING APPLICATION

1. **Application Number: 12/02670/FUL**

Address: Firth Rixson, Meadowhall Road

Yorkshire Water Update

Following the submission of an updated plan showing the repositioning of a proposed substation, Yorkshire Water has confirmed that the details and stand-off distances proposed are acceptable. Therefore, it is advised that the original objection can be withdrawn. Other comments and conditions raised by Yorkshire Water have already been taken considered in the Planning Committee Report.

Public Art Update

Following discussions, it has been confirmed that Firth Rixson would like to make a contribution towards Public Art in the vicinity of the site. The amount stated is £5,000 and it is anticipated that this will go towards the M1 Gateway Art Project that is a current Council aspiration.

Agreement about providing the contribution has only just been approved by Firth Rixson's management and, therefore, there has been no time to secure a legal agreement before the meeting. Therefore, a condition is proposed instead to help secure the agreed contribution (see 'Additional Conditions' below).

Amendment to Condition 2:

Replace Approved Plan:

Indicative Levels Layout – Dwg. No. 1242/01/SK12

With:

Indicative Levels Layout – Dwg. No. 1242/01/SK12 Rev. B

Additional Conditions:

C: Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development unless otherwise authorised in writing by the Local Planning Authority. In accordance with the applicant's e-mail dated 23/11/2012 this condition shall not preclude a legal agreement being reached with the Council for some alternative means of public art by way of a contribution towards the provision or improvement of public art on another site.

R: In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

C: Unless otherwise agreed in writing by the Local Planning Authority, the surface water discharge from the site shall be reduced by at least 30% compared to the existing peak flow and detailed proposals for surface water disposal, including calculations to demonstrate the reduction, must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, or an alternative timeframe to be approved in writing by the Local Planning Authority. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 litres / hectare should be demonstrated. The development shall thereafter be carried out in accordance with the approved details.

R: In order to mitigate against the risk of flooding.

Additional Directives:

D: The Applicant is advised that because the application site is located adjacent to existing railway, early contact should be made with Network Rail before the development commences to discuss any construction, logistic or safety issues that may arise from the proposed development.

D: The Applicant is advised that because the application site is located adjacent to existing motorway, early contact should be made with the Highways Agency before the development commences to discuss any construction, logistic or safety issues that may arise from the proposed development.

D: The Applicant is advised that the Local Planning Authority's preferred method of securing the proposed Public Art contribution is via a Legal Agreement. This is because it is envisaged that this contribution will be a financial one and the document can be prepared by the Local Planning Authority at the Applicant's request.

2. Application Number: 12/003171/FUL

Address: 6 Rosamond Place

Additional Representation:

One additional item of correspondence has been received from a neighbour who had previously objected. The further correspondence:-

- disputes the content of the Committee report with reference to the position and form of the dormer windows;
- contends that the reduced amount of glazing has no impact;
- suggests loft extensions are limited by regulations to 50 cubic metres; and
- states that although amended, the stairs still project beyond the building line of the front extension.

Officer Comment

Officer's consider the references in the report to the dormer window to be correct.

The reduction in glazing does not affect the size of the dormer, but does have a small effect on the perception of overlooking.

The 50 cubic metre reference relates to the limits of Permitted Development (i.e. works that can be carried out without planning permission).

The stairs do project beyond the front face of the extension, but the report explains this has reduced significantly, and is now considered acceptable.

This page is intentionally left blank