

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number 12/03876/FUL

Address 610-614 Manchester Road, Stocksbridge

Representations

Two additional representation has been received, one from Angela Smith MP who has written in on behalf of one of her constituents who has expressed concern with the application. She details that although one of the grounds for refusal is now redundant as the lower ground no longer forms part of the application; her constituent is concerned that the conversion of the first and second floor still amounts to an over-intensification of use in the area.

There appears to be a number of disputed statements within the planning application, such as the contention that the building was originally a number of residential properties prior to commercial use, where in fact local people argue that the building has always been in retail use. It is also considered that the future residents of the proposed development would be afforded with few amenities, with very little shared space except for a small shared kitchen area, and that there is very little amenity space. There are also only two parking spaces included as part of the proposal, one of which would severely hinder vehicle flow in the area.

it is advised that officers have no record of the historic use of the building but it is not considered that this is material to the planning merits of the application. The other issues raised by the MP are fully addressed in the report.

The second from a resident who considers that a bail hostel will undermine the quality of life for residents

Additional Information

The applicant commissioned a bat survey of the site to establish whether there are any issues that may affect the proposed works. From the survey results, no bat field signs were identified around either the interior or the exterior of the building.

The Council's Ecology Unit are satisfied with the report's findings and consider no further action is required.

2. Application Number 12/03671/FUL

Address Carsick Hill Road

Representation

An additional representation has been received from a resident within the area who advises that they still object to the development on the grounds that the revised application makes only nominal changes and the proposed development is still out of character and possesses little character of its own. It is also noted by the objector that Carsick Hill Road is very busy at certain times of day and this proposal will add to traffic congestion.

In response, it is advised that the issues raised by the objector are fully addressed in the report.

Clarification

The applicant has provided some clarification on this issue of drainage to confirm the following:

The proposal is to discharge surface water run-off under controlled conditions (Sustainable Urban Drainage System) to the nearby surface water sewer with only foul drainage to the public combined sewer. It is advised that consideration will only be made to a combined sewer should this option subsequently be determined to be unfeasible.

In this regard, it is noted that conditions are proposed to require further details of the final drainage strategy, which will be reviewed by Yorkshire and the Council's Land Drainage Unit. As detailed in the Committee Report, it is still considered to be the case that an appropriate form of drainage can be subject to securing the details by condition.

Add conditions

- 1) Prior to the dwellings becoming occupied, the car parking accommodation shall have been provided as indicated on the approved plans. The parking/drives shall be surfaced and drained to the satisfaction of the Local Planning Authority, and thereafter retained/maintained for the sole purpose intended; R024.
- 2) Notwithstanding the submitted plans, the development shall not be begun until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the construction of a 1.8 metre wide footway along the Carsick Hill Road frontage of the site before the development is brought into use (including any accommodation

works to street furniture and a new front boundary wall, to be no greater than 1 metre high). The detailed materials specification shall have first been approved in writing by the Local Planning Authority;
R012.

3. Application Number 12/03015/REM

Address Former Loxley College site, Wood Lane

Representations

A further representation has been submitted by the Loxley Valley Protection Society and it is understood that this has been sent to some Committee Members. The comments are:

The outline application was conditioned to include affordable housing. No affordable housing is on the REM application and the developer applied to have this requirement removed. The application to do this was refused on 28 January 2013 ((12/03327/FUL refers)

The developer has offered 6 affordable dwellings as part of application 13/00131/COND. The press states that Sheffield requires 14 affordable houses. This is not mentioned in the report. An application with no provision should not be granted.

The demolition should happen as soon as possible Would the Council serve a S215 notice to achieve this?

This development does not show "Very Special Circumstances" required to allow development in the Green Belt. The application should be refused.

If granted, "Permitted Development Rights" should be removed.

It should be conditioned to cause the least disruption to the community.

Additional Information

The applicant is requesting that Condition No. 1 (Schedule of Drawings) be amended to include all the House types (Plans and Elevations) and Mobility Housing Requirements that were mistakenly omitting from the schedule of drawings that the development should be built in accordance with. The condition should now include the following drawings:-

House types:

Rosebury Plans & Elevations (brick), drawing number BBH Rosebury AB Brick.

Kingsbury Plans & Elevations (brick), drawing number BBH Kingsbury AB Brick.

Kingsbury Plans & Elevations (render), drawing number BBH Kingsbury Render.

Hartlebury Plans & Elevations (brick), drawing number BBH Hartlebury AB Brick.

Hartlebury Plans & Elevations (render), drawing number BBH Hartlebury Render.

Hanbury Plans & Elevations (brick), drawing number BBH Hanbury AB Brick.

Ashbury Plans & Elevations (brick), drawing number BBH Ashbury AB Brick.

Morton Plans & Elevations (brick), drawing number BBH Morton AB Brick.

Morton Plans & Elevations (render), drawing number BBH Morton render.

Kilminster Plans & Elevations (brick), drawing number BBH Kilminster AB Brick.

Lauriston Plans & Elevations (brick), drawing number BBH Lauriston AB Brick.

Mobility Housing Assessment

Kingsbury Ground Floor Plan Mobility Requirements, drawing number Kingsbury/MR/01 revision B.

Kingsbury First Floor Plan Mobility Requirements, drawing number Kingsbury/MR/02 revision B.

Kingsbury External Works, drawing number KingsburyMobilityDet/Ew/En/035

Hanbury Ground Floor Plan Mobility Requirements, drawing number Hanbury/MR/01 revision A.

Hanbury First Floor Plan Mobility Requirements, drawing number Hanbury/MR/02 revision A.

Hanbury External Works, drawing number HanburyMobilityDet/Ew/En/035 revision B.