

PLANNING AND HIGHWAYS COMMITTEE 17 May 2016

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 16/00071/FUL

Address: 77 Walden Road, Sheffield S2 3PL

ADDITIONAL REPRESENTATIONS

Since the agenda was published, a total of 10 letters of support, including 6 from residents of Walden Road and 1 from the applicant, have been submitted in relation to the proposals and making the following comments:

- There is not a major parking issue on the road. Some residents choose to park on the road rather than on their drives, which might be part of the problem.
- The house is for a family home and not for a house in multiple occupation. The family currently live in a caravan on their family run farm and have 3 children and another on the way, hence the need for a house with a substantial number of bedrooms.
- The family have immediate family in the area and the children already attend a local school. They were brought up in the immediate area so have a strong connection to the local community.
- The family only have 2 cars so can easily accommodate these on the proposed double drive without causing any congestion or problems to neighbours.
- The family are happy to talk to neighbours who have objected to the proposal to put their minds at rest.

2. Application Number 16/00375/FUL

**Address site of Old Westfield School and Sports Centre, Westfield Crescent,
Sheffield, S20 5AQ**

AMENDED CONDITION

Condition 2

The development must be carried out in complete accordance with the following approved documents:

Highways Key Plan -	100-002 Rev C
Landscape Layout -	105 Rev A
Street scenes -	1602-04 Rev A
Street scene locations -	100-103
Cross sections -	1602.05
Layout plan -	100 - 001 Rev F

House types- Received 6/05/16

2038023 – Yare
2038023-FG – Yare
3048023 –Hawthorne
3048022 –Hawthorne
3058023 – Tolkien
3058023C – Tolkien
3058022 – Tolkein
3038023 – Waingroves
3138022 – Waingroves
314023 –Avery
3078022 – Darwin
3078023C – Darwin
307DA8023C – Darwin Dual Aspect
3188022 – Derwent
3188022B1- Derwent
3188023C – Derwent
3208022 – Malory
3208023C – Malory
4098022 – Ashberry
4098022B1 – Ashberry
4118022- Buchan
411DA8022 – Buchan DA
4118023C – Buchan
4128022 – Auden
4128022B1 – Auden
4128023C – Auden
4208022 – Repton
4208023C – Repton
4288022 – Ryton
4288022B1 – Ryton
4298022 – Hallam
4298022B1 – Hallam
4298023C – Hallam

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Reason: In order to define the permission.

ADDITIONAL CONDITION

Prior to the commencement of development details of the final finished floor levels will be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

Reason: in order to define the permission

UPDATE

It is noted that site levels have been given on the sections drawings, however these are indicative only.

The affordable housing section of the report contains an error. The report states that the affordable housing will comprise 11 x two-bedroom dwellings and 6 x four-bedroom dwellings, however it will in fact be 9 x two-bedroom dwellings and 6 x four-bedroom dwellings. It is highlighted that the total number of affordable units will be 15 and that this amounts to 10% which is in line with Policy CS40.

ADDITIONAL REPRESENTATION

One additional letter of representation has been received from LeGeWAP (Lets Get Westfield a Park). LeGeWAP have 28 members and are campaigning to get a park for Westfield. The group have carried out extensive consultation and research and believe that there is a serious need for a playground in Westfield. Several pocket parks were created when the estate was built, but all have fallen into disrepair and there is no play equipment remaining.

There is unanimous local support for a new park and the new development will attract more families and hence increase demand for a playground.

The group are aware that CIL is the main mechanism used to secure all developer contributions, with the exception of affordable housing. The Regulation 123 List does not allocate any CIL funding towards open space provision in Westfield. As a result of this and the previous lack of investment in parks and playgrounds in Westfield, the group welcome the opportunity to be involved with any future discussions regarding how the CIL contribution from this application will be spent.

RESPONSE

The CIL and Planning Obligations SPD states at section 4.13, that a portion of CIL funds will be spent in the area where the development is taking place following agreement with the local community on local infrastructure priorities. This "neighbourhood portion" will typically be 15% of CIL receipts received as a result of development in that area. Where there is no Parish Council, the Council will hold the CIL money on behalf of the local community and the Council will work with the local communities to determine how this is spent. The spending of the money will largely be determined by the Local Area Partnerships who will focus on tackling 3 or 4 key priorities, which have been informed by the ward plans.

The committee is advised that a signed legal agreement with regards to the provision of affordable housing has not yet been received. However, work on this document is ongoing and the decision will not be released until the legal agreement has been received.

3. Application Number: 15/04196/FUL

Address: Creevela Works, Parsonage Street

Additional condition

Notwithstanding the indication on the approved plans, the balconies indicated shall be “Juliet style” balconies and shall not project from the rear wall of the building, as confirmed in the email from the agent dated 17 May 2016.