

SUPPLEMENTARY INFORMATION

TREE PRESERVATION ORDER (Agenda Item 7)

Additional Representation

A representation has been received from the Loxley Valley Protection Society which reads:

We would support the confirmation of the TPO proposed, and should like to add that the property at 396 Myers Grove Lane borders the Green Belt. It is the last of the houses before Myers Grove Lane becomes an unmade lane, and the adjoining land has a group of similar trees. It therefore provides (along with the adjacent leafy gardens), a valuable wildlife corridor in and out of the Green Belt, making the trees in question a valuable asset.

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 17/03517/FUL

Address: Pyramid Carpets, 709 Chesterfield Road, S8

Report Correction

The officer report states at the bottom of page 53 that the desired housing density range as outlined in policy CS26 of the Core Strategy is 30-50 dwellings per hectare. This is incorrect. Policy CS26 states that schemes that are within or near Meadowhall or a District Shopping Centre should achieve housing density figures of between 50-80 dwellings per hectare. Accordingly, the 70 dwellings per hectare proposed in this scheme is considered to be in full accordance with policy CS26.

2. Application Number: 17/04771/FUL

Address: Cowmouth Farm, 33 Hemsworth Road, S8

Clarification

The wording of the condition that is the subject of this application, and which the applicant is seeking to remove from the outline planning permission is:

21. The reserved matters details shall include a minimum 2 metre wide shared pedestrian/cycle path between the new road and Warminster Place.

Reason: In the interests of delivering sustainable forms of transport

The subsequent reserved matters approval (16/02968/REM) included two further conditions that relate to the footpath which are listed below:

3. Before the damp proof course is laid on the first new build dwelling a Landscape Plan and associated Landscape Management Plan, including short, medium and long term aims and objectives, management responsibilities and maintenance schedules for the area of land between Plot 11 and Warminster Place shall be submitted to and approved in writing by the Local Planning Authority. The Landscape scheme and Management Plan shall thereafter be implemented as approved.

Reason: In the interests of the visual amenity of the locality

9. The footpath link between the site access road, and Warminster Place shall remain open for public use for a minimum of 364 days per year.

Reason: To ensure the footpath route is available for public access at all times, in the interests of promoting pedestrian access to public transport facilities and the amenities of the locality.

As the report explains, these conditions and the plans relating to the reserved matters approval would need to be the subject of a further application to vary those conditions in the event of approval of this application.