

Planning and Highways Committee

Tuesday 6 February 2018 at 2.00 pm

**To be held at the Town Hall, Pinstone
Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

Membership

Councillors Dianne Hurst (Chair), Peter Rippon (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Tony Damms, Roger Davison, Bob Johnson, Alan Law, Zahira Naz, Joe Otten, Peter Price, Chris Rosling-Josephs and Zoe Sykes

Substitute Members

In accordance with the Constitution, Substitute Members may be provided for the above Committee Members as and when required.

PUBLIC ACCESS TO THE MEETING

The Planning and Highways Committee is responsible for planning applications, Tree Preservation Orders, enforcement action and some highway, footpath, road safety and traffic management issues.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You can also see the reports to be discussed at the meeting if you call at the First Point Reception, Town Hall, Pinstone Street entrance. The Reception is open between 9.00 am and 5.00 pm, Monday to Thursday and between 9.00 am and 4.45 pm. on Friday. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda.

Recording is allowed at Planning and Highways Committee meetings under the direction of the Chair of the meeting. Please see the website or contact Democratic Services for details of the Council's protocol on audio/visual recording and photography at council meetings.

Planning and Highways Committee meetings are normally open to the public but sometimes the Committee may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last.

Further information on this or any of the agenda items can be obtained by speaking to Martyn Riley on 0114 273 4008 or email martyn.riley@sheffield.gov.uk.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**PLANNING AND HIGHWAYS COMMITTEE AGENDA
6 FEBRUARY 2018**

Order of Business

- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**
To identify items where resolutions may be moved to exclude the press and public
- 4. Declarations of Interest** (Pages 1 - 4)
Members to declare any interests they have in the business to be considered at the meeting
- 5. Minutes of Previous Meeting** (Pages 5 - 10)
Minutes of the meeting of the Committee held on 16 January 2018
- 6. Site Visit**
To agree a date for any site visits required in connection with planning applications prior to the next meeting of the Committee
- 7. Applications Under Various Acts/Regulations** (Pages 11 - 12)
Report of the Director of City Growth Department
 - a) 29A Ansell Road, S11 7PE (Case No. 17/04980/FUL)** (Pages 13 - 20)
 - b) Abbeydale Tennis Club, Abbeydale Road South, S17 3LJ (Case No. 17/04282/FUL)** (Pages 21 - 46)
 - c) 918 to 920 Chesterfield Road S8 0SH (Case No. 17/04265/FUL)** (Pages 47 - 60)
 - d) 203 Oldfield Road, S6 6DZ (Case No. 17/03555/FUL)** (Pages 61 - 78)
 - e) Land between Grimesthorpe Road, Margate Street and Cyclops Street, S4 8EN (Case No. 17/01781/FUL)** (Pages 79 - 90)
 - f) Stannington Park, Stannington Road, S6 6BX (Case No. 17/01148/FUL)** (Pages 91 - 104)
 - g) Site of Stannington United Cricket Club, Uppergate Road, S6 6DA (Case No. 17/00783/FUL)** (Pages 105 - 134)
- 8. Record of Planning Appeal Submissions and Decisions** (Pages 135 -

Report of the Director of City Growth Department

9. Date of Next Meeting

The next meeting of the Committee will be held on 27 February 2018

ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest (DPI)** relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either -
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Audit and Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Gillian Duckworth, Director of Legal and Governance on 0114 2734018 or email gillian.duckworth@sheffield.gov.uk.

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SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 16 January 2018

PRESENT: Councillors Dianne Hurst (Chair), Ian Auckland, David Baker, Jack Clarkson, Michelle Cook, Roger Davison, Bob Johnson, Zahira Naz, Joe Otten, Peter Price, Peter Rippon, Jim Steinke (Substitute Member) and Zoe Sykes

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1. APOLOGIES FOR ABSENCE

- 1.1 An apology for absence was received from Councillor Chris Rosling-Josephs and Councillor Jim Steinke attended the meeting as the duly appointed substitute. An apology for absence was also received from Councillor Alan Law but no substitute was appointed.

2. EXCLUSION OF PUBLIC AND PRESS

- 2.1 No items were identified where resolutions may be moved to exclude the press and public.

3. DECLARATIONS OF INTEREST

- 3.1 Councillor Roger Davison declared an interest as a local Ward Councillor in agenda item 11d - application for planning permission for the erection of 62 dwellinghouses and associated works at the site of the Bannerdale Centre, 125 Bannerdale Road (Case No. 17/01012/REM). Councillor Davison stated that he had not predetermined his views on the application and would participate in its determination.
- 3.2 Councillor Joe Otten declared an interest as a local Ward Councillor in agenda item 11b - application for planning permission for a two-storey and single-storey extension and associated works at Totley Primary School, Sunnyvale Road (Case No. 17/03183/RG3). Councillor Otten stated that he had not predetermined his views on the application and would participate in its determination.
- 3.3 Councillor Michelle Cook declared an interest as a local Ward Councillor in agenda item 8 - Tree Preservation Order No. 408 on land at 33 and 37 Botanical Road. Councillor Cook stated that she had not predetermined her views on the Tree Preservation Order and would participate in its determination.

4. MINUTES OF PREVIOUS MEETING

- 4.1 The minutes of the meeting of the Committee, held on 19 December 2017, were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:** That the Chief Planning Officer, in liaison with a Co-Chair, be authorised to make arrangements for a site visit, in connection with any planning applications requiring a visit by Members, prior to the next meeting of the Committee.

6. PROPOSED DIVERSION OF FOOTPATH BRA/223 (PART 2) OFF CHURCH STREET, STANNINGTON

6.1 The Director of Culture and Environment submitted a report seeking authority to process a Public Path Diversion Order required to divert the public footpath off Church Street, Stannington. The report stated that the Order was necessary to allow the construction of a proposed development in respect of a three-storey building to provide retirement living accommodation (Case No. 17/03904/FUL).

6.2 **RESOLVED:** That (a) no objections be raised to the proposed diversion of the footpath linking Church Street and footpath BRA/66, as shown on the plan now exhibited, subject to planning consent and subject to satisfactory arrangements being made with Statutory Undertakers in connection with any of their mains and services that may be affected; and

(b) authority be given to the Director of Legal and Governance to:

- (i) take all necessary action to divert the footpath by Order under the powers contained within Section 257 of the Town and Country Planning Act 1990; and
- (ii) confirm the order as an unopposed order, in the event of no objections being received, or any objections received being resolved and withdrawn prior to the Order being confirmed.

7. CONFIRMATION OF TREE PRESERVATION ORDER NO.408: 33 AND 37 BOTANICAL ROAD

7.1 The Director of City Growth Service submitted a report seeking confirmation of Tree Preservation Order No. 408 on land at 33 and 37 Botanical Road. The report stated that the Order was made on 21 September 2017 to protect two mature Lime Trees in the front gardens of the properties.

7.2 It was explained that no objections had been received to the Order. A copy of the Order and site plan was attached to the report now submitted.

7.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 408 made on 21 September 2017 on land at 33 and 37 Botanical Road, be confirmed unmodified.

8. CONFIRMATION OF TREE PRESERVATION ORDER NO.409: WESTWOOD HOUSE, 11 BROCCO BANK

8.1 The Director of City Growth Service submitted a report seeking confirmation of Tree Preservation Order No. 409 on land at Westwood house, 11 Brocco Bank. The report stated that the Order was made on 21 September 2017 to protect a Monterey Pine tree in the garden of the property.

8.2 It was explained that no objections had been received to the Order. A copy of the Order and site plan was attached to the report now submitted.

8.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 409 made on 21 September 2017 on land at Westwood house, 11 Brocco Bank, be confirmed unmodified.

9. CONFIRMATION OF TREE PRESERVATION ORDER NO.415: LAND ADJACENT TO SPRING LANE (OS GRID REFERENCE SK373855)

9.1 The Director of City Growth Service submitted a report seeking confirmation of Tree Preservation Order No. 415 on a site adjacent to Spring Lane (OS Grid Reference SK373855). The report stated that the Order was made on 29 September 2017 to protect an established belt of trees along the site boundary with Spring Lane and Park Grange Road.

9.2 It was explained that no objections had been received to the Order. A copy of the Order and site plan was attached to the report now submitted.

9.3 **RESOLVED:** That no objections having been received, Tree Preservation Order No. 415 made on 29 September 2017 on a site adjacent to Spring Lane (OS Grid Reference SK373855), be confirmed unmodified.

10. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

10 **RESOLVED:** That the applications now submitted for permission to develop land under the Town and Country Planning Act 1990 and the Regulations made thereunder and for consent under the Town and Country Planning (Control of Advertisements) Regulations 1989, be decided, granted or refused as stated in the report to this Committee for this date and as amended in the minutes of this meeting, and the requisite notices issued; the granting of any permission or consent shall not constitute approval, permission or consent by this Committee or the Council for any other purpose.

10.1 APPLICATION: LAND AND GARAGE BLOCK ADJACENT TO SEFTON COURT, SEFTON ROAD, S10 3TP (17/04177/FUL)

10.1.1 Having (a) noted an amendment to the report's "Description of the Proposal", which substituted the date 7 December 2018 for 20 November 2017 (Page 55 of the Agenda), as detailed in the supplementary report circulated at the meeting and (b) heard representations at the meeting from a local resident, a local Ward Councillor and a local resident's representative objecting to the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission for the demolition of garages and erection of 6 apartments with parking spaces (amended plans

received 20.11.2017) (Case No. 17/04177/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

10.2 APPLICATION: TOTLEY PRIMARY SCHOOL, SUNNYVALE ROAD, S17 4FB (17/03183/RG3)

10.2.1 Having heard representations from a local Ward Councillor speaking at the meeting in support of the proposed development, an application for planning permission under Regulation 3 of the Town and Country Planning (General) Regulations 1992 be granted, conditionally, to the City Council for the reasons detailed in the report now submitted, for a two-storey and a single-storey extension, minor internal remodelling, increase of pupil capacity by 150, provision of additional public access points including pedestrian access points on Baslow Road, provision of additional emergency and service vehicle access from Baslow Road, provision of a multi-use games area (MUGA), extension of an existing hard play area, new external steps and ramps and 21 additional car parking spaces (amended drawings/information received on 03 November 2017) at Totley Primary School, Sunnyvale Road (Case No. 17/03183/RG3).

10.3 APPLICATION: MOTOR WORLD, 340 LYDGATE LANE, S10 5FU (17/01905/FUL)

10.3.1 Having (a) noted an amendment to the report's site plan (Page 112 of the Agenda) and an additional representation and the officer's response, all as detailed in the supplementary report circulated at the meeting and (b) heard representations from the applicant's representative speaking at the meeting in support of the proposed development, an application for planning permission for the demolition of an existing building and erection of 6 x apartments (amended plans received 21st December 2017) at Motor World, 340 Lydgate Lane (Case No. 17/01905/FUL) be granted, conditionally, for the reasons detailed in the report now submitted.

10.4 APPLICATION: SITE OF BANNERDALE CENTRE, 125 BANNERDALE ROAD, S7 2DJ (17/01012/REM)

10.4.1 Having (a) noted an additional representation from the Carterknowle and Millhouses Community Group and the officer's response, all as detailed in the supplementary report circulated at the meeting and (b) heard representations at the meeting from a representative of the Carterknowle and Millhouses Community Group commenting on the proposed development and from the applicant's representative speaking in support of the proposed development, an application for planning permission for the erection of 62 dwellinghouses and associated works (application to approve details in relation to appearance, landscaping, layout and scale - matters reserved by 17/03068/FUL for an outline application for residential development with all matters reserved except access), amended description and amended drawings at the site of the Bannerdale Centre, 125 Bannerdale Road (Case No. 17/01012/REM) be granted, conditionally, for the reasons contained within the report now submitted, subject to (i) (A) amendments to (1) Condition 1 with an updated approved plans list; (2) Condition 3 amending the timescale for the planting plan and hard landscaping to be carried out and (3)

Condition 7 in respect of the addition of wording in respect of the removal of tarmac within the root protection areas for specific trees and the deletion of the wording referring to the north-eastern boundaries of the site; (B) additional conditions in respect of (1) Section G on drawing reference Cross Section/1530.11 (Sheet 2) is to be approved; (2) footpath details to maintain existing routes and (3) details of boundary treatments and materials that are to be approved; (C) Condition 6 being deleted; and (D) an additional directive advising the applicant to contact the City Council's Highway Records team in respect of the closing/diversion of a public footpath/s, all as detailed in the aforementioned supplementary report and (ii) additional conditions agreed at the meeting in respect of (A) ensuring existing footpath routes across the site are either protected or diverted to allow safe access at all times during construction; and (B) a Construction Vehicle Management Plan being provided.

- 10.4.2 The Committee also requested that the developer engaged with the Carterkowlle and Millhouses Community Group on the development of the Sustainable Urban Drainage Scheme and in discussions on dust control, and that officers notify the Group on the receipt of the associated conditions applications.

11. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 11.1 The Committee received and noted a report of the Chief Planning Officer detailing (a) the planning appeals recently submitted to the Secretary of State and (b) the outcome of recent planning appeals, along with a summary of the reasons given by the Secretary of State in his decision.

12. DATE OF NEXT MEETING

- 12.1 It was noted that the next meeting of the Committee will be held at 2:00p.m on Tuesday, 6 February 2017 at the Town Hall.

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SHEFFIELD CITY COUNCIL Planning and Highways Committee

Report of: Director of City Growth Department

Date: 06/02/2018

Subject: Applications under various acts/regulations

Author of Report: John Williamson and Michael Johnson

Summary:

Reasons for Recommendations
(Reports should include a statement of the reasons for the decisions proposed)

Recommendations:

Background Papers:

NOTE Under the heading "Representations" a Brief Summary of Representations received up to a week before the Committee date is given (later representations will be reported verbally). The main points only are given for ease of reference. The full letters are on the application file, which is available to members and the public and will be at the meeting.

Category of Report: OPEN

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Case Number	17/04980/FUL (Formerly PP-06586335)
Application Type	Full Planning Application
Proposal	Alterations to roof including raised ridge height, gable-extensions to both sides, front and rear dormers with Juliet balcony to rear and porch to front of dwellinghouse
Location	29A Ansell Road Sheffield S11 7PE
Date Received	05/12/2017
Team	South
Applicant/Agent	Hooley Tratt Partnership Ltd
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

The drawings numbered:

680/01

680/02

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

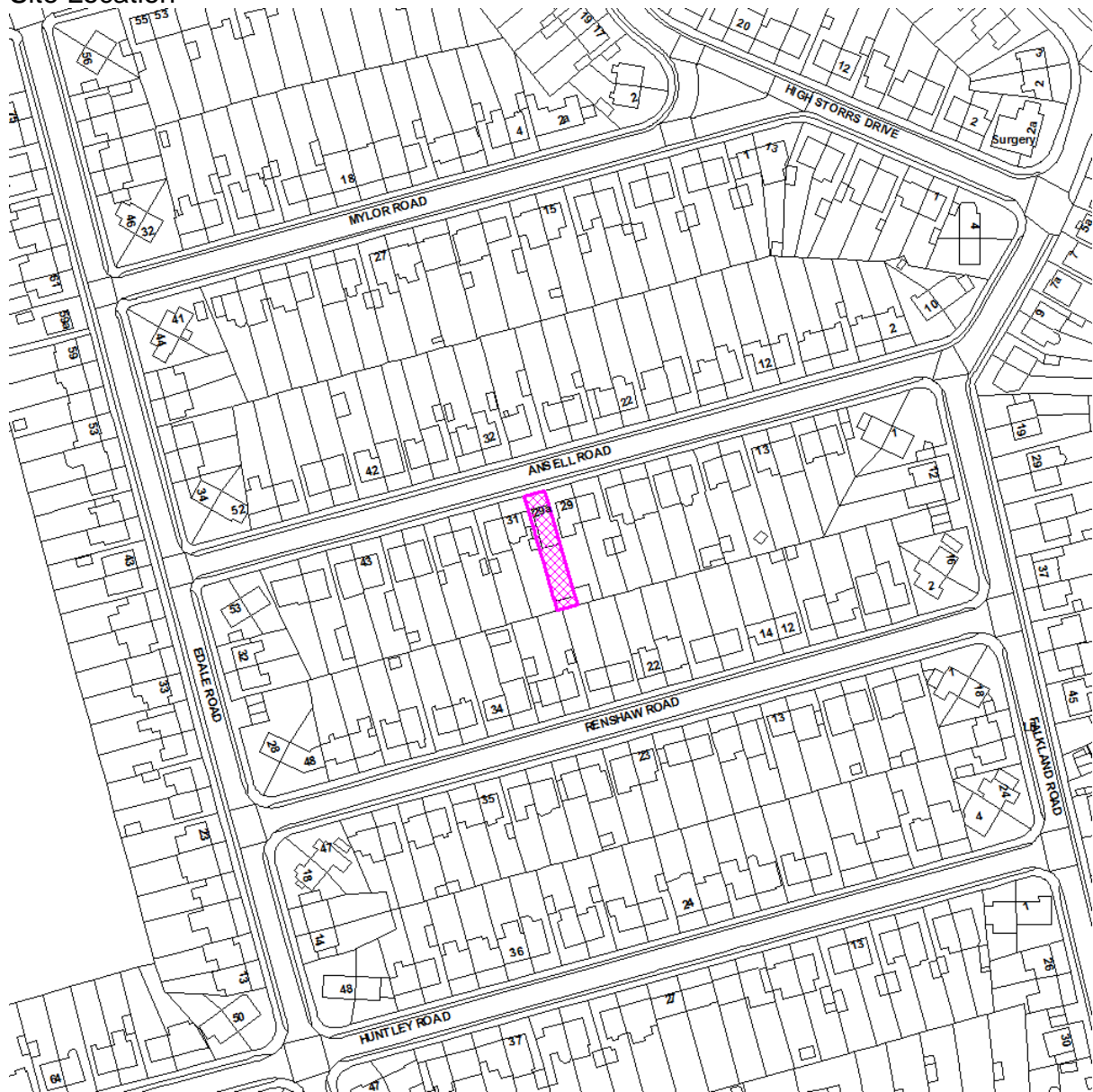
Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

Other Compliance Conditions

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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LOCATION AND PROPOSAL

The application relates to a residential dwelling on Ansell Road. The property is a render, brick and slate built property that is situated within modest sized front and rear gardens. The dwelling has been extended in the past with a rear ground floor extension.

The street is wholly residential in character and dominated by semi-detached properties. The subject property is of a similar size to another detached property on the opposite side of the road (no 30), which is of a similar age to the rest of the semi-detached properties along the street. The subject property and the neighbouring dwelling on the opposite side of the street vary slightly in design, as they are detached and the neighbouring property has additional living accommodation in the roof, through the use of front and rear facing dormer windows.

This application seeks planning permission to erect a front porch and to raise the height of the roof (by 0.9m) to form additional living accommodation. The roof alterations would include the construction of side gable walls and the insertion of a front facing dormer window.

RELEVANT PLANNING HISTORY

Permission was granted consent in 2007 (referenced 07/02981/FUL) for the erection of a ground floor extension and alterations to the roof that are very similar to those proposed in this application. The alterations were approved and although the rear extension was built, the alterations to the roof were never implemented.

REPRESENTATIONS

The application was publicised in accordance with the Local Planning Authority's Statement of Community Involvement. No representations have been received in connection with this application.

PLANNING ASSESSMENT

This application relates to extensions and alterations to a dwelling house that is situated within a Housing Area as defined in Sheffield's Unitary Development Plan. The proposal would involve raising the height of the roof of the subject property and the construction of a front porch. The most pertinent planning issues that are to be assessed in the subsequent report are whether:

- The principle of the development is acceptable in terms of local and national planning policies;
- The proposal would impact upon the character and appearance of the original property and/or the wider street;
- The extensions and alterations would be acceptable in terms of their impact upon the living conditions of neighbouring properties;
- The proposal would have any adverse impact upon highway safety

Land Use Planning Policies

The National Planning Policy Framework (NPPF) requires local planning authorities to facilitate and maintain a flexible housing supply that meets the needs of local communities.

The relevant local policy documents are the adopted Unitary Development Plan (UDP, 1998) and the Sheffield Development Framework (SDF) Core Strategy document (2008). The Core Strategy provides the overall spatial strategy for the SDF over the period between 2009 to 2026.

The application seeks permission to make alterations to the existing dwelling to increase the size of the existing living accommodation. The house will remain a three bedroomed property, however, the living accommodation within the roof space would ensure that all bedrooms are reasonable in size. The dwelling is within a defined Housing Area in the UDP and the principle of extending an existing residential property for further residential purposes is considered to be acceptable in terms of UDP policy H10 and the National Planning Policy Framework.

Design and Appearance

Policy CS74 "Design Principles" of the Core Strategy states that high quality development will be expected that respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

UDP Policy BE5 "Building Design and Siting" states that good design and the use of high quality materials will be expected in all new buildings.

Policy H14 "Conditions on Development in Housing Areas" states that new development will be permitted provided that it is well designed and in scale and character with neighbouring buildings.

The above UDP policies are supported by the Supplementary Planning Guidance: Designing House Extensions, which provides an interpretation of the UDP policies and further guidance as to how the policies should be implemented.

The property is a detached property that is set within a row of semi-detached properties that are on split levels, due to the steep slope of the street. The properties are mostly traditional hipped roof, brick and render built properties, however, various properties have been extended and altered in the past, some of these extensions include hip to gable roof extensions.

The property has a hipped roof that is similar to the other properties within the street. However, as the property sits lower than both neighbouring properties and has a narrow frontage, the property is an anomaly that does not contribute greatly to the character of the street. Furthermore, the existing roof is fairly squat in terms of its proportion to the walls and this is unlike the only other detached property within the street, which has accommodation in the attic and where the roof and walls are proportioned similar to the neighbouring semi-detached buildings.

Although the SPG states that features of the original roof should be followed through into any extension, it also states that the proposal should not detract from the overall character of the street. The proposed massing of the roof would respect the other detached property within the street and would not appear out of context, given also that there are other gable end alterations within the wider area. The proposal will make the proportions of the roof more like the surrounding properties and would better reflect the topography of the street, as the building will stand taller than the neighbouring property to the west, but lower than the property to the east.

The front dormer window is of a similar to design to the dormer window on the front elevation of the neighbouring detached property. Although dormer windows are not features associated with the semi-detached properties, the dormer window aligns with the ground and first floor windows and follows SPG guideline 2. The flat roofed dormer window will mirror that of the detached property opposite and it is considered that the proposed roof extension and dormer windows will be acceptable in terms of how they relate to the wider street context.

The proposed porch would incorporate a pitched roof and would span less than 1.5 metres from the front elevation of the property. The scale and massing of the porch is in line with guideline 5 of the SPG and local policies BE5, H14 and CS74. It is considered that the proposed alterations to the built form would not detract from the general character of the street or to the distinct character of the original property. Consequently, it is considered that the massing, built form and detailing of the proposed extensions are acceptable in terms of UDP policies, BE5, H14, CS74 and paragraph 60 of the NPPF.

Living Conditions of Neighbouring Occupants

Although the alterations to the roof would increase the overall height and massing of the building, the increase in height is approximately 0.9 metres and this is not considered to be severely harmful to the living conditions of any neighbouring property. There are no windows in the side elevations of the neighbouring properties that appear to serve main habitable rooms and that are the only source of light. Moreover, as the property is set approximately 1.1 metres away from the closest neighbouring property the built form of the proposed roof is not considered to significantly overbear/ overshadow the neighbouring properties.

As the porch only projects 1.5 metres from the front elevation of the property and is set over 3 metres from the closest neighbouring property, this aspect of the proposal is also not considered to severely overbear/ cause a significant loss of light and outlook to the neighbouring properties on either side. Accordingly, the proposal is considered to be acceptable in terms of UDP policy H14 and SPG guideline 5.

The windows in the proposed extension, which are set to the front and rear of the property, have clear glazing in them and afford outlooks onto the public highway and the rear garden. The rear windows are set over 22 metres from the rear shared boundary and as such, it is not considered that the proposed windows would overlook any private neighbouring gardens. The dormer windows are not considered to overlook any neighbouring properties and are acceptable in terms of UDP policy H14 and the SPG.

The side window in the western gable end is proposed as an obscure window and it is not therefore considered that this aspect of the proposal would have an adverse impact upon the living conditions of the neighbouring property. Accordingly, this is again considered to be acceptable in terms of UDP policy H14 and the SPG.

Highways Issues

The proposal seeks to increase the size of the existing living accommodation, rather than to increase the overall number of bedrooms. The property only has one off street car parking space. Although this is not ideal, further car parking space cannot be provided on site. It is not considered that the larger 3 bedroomed property would be any worse than the existing building in terms of its impact upon the safe flow of traffic along Ansell Road. Consequently, the proposal in this respect is considered to be acceptable with regards to UDP policy H14 and the NPPF.

SUMMARY

The proposed extensions and alterations to this property are considered to have been designed in a way that complements the scale, massing and detailing of the original building. Furthermore, as the proposal would mirror the changes that have been made to the only other detached property within the street, the proposal is also not considered to be harmful to the overall character and appearance of the wider street.

The proposed alterations are not considered to have a negative impact upon the living conditions of the neighbouring properties, or the safe flow of traffic along the highway. As such, it is considered that the proposal would be acceptable in terms of its siting, built form, scale, massing and design, and therefore, in terms of policies BE5, H14, CS74 and the National Planning Policy Framework.

With consideration being given to all other matters, it is recommended that the proposal is granted planning consent.

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Case Number	17/04282/FUL (Formerly PP-06238990)
Application Type	Full Planning Application
Proposal	Erection of 14no dwellings including ancillary parking, landscaping and access works
Location	Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ
Date Received	12/10/2017
Team	South
Applicant/Agent	Axis Architecture
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:
 - Red Line Plan received via email dated 24 November 2017 (Ref: 26594(00)10B).
 - Site Plan received via email dated 18 December 2017 (Ref: 26594(00)20N).
 - Highway Design Plan scanned date 12 October 2017 (Ref: 100/PO2).
 - Highway Design Plan received via email dated 14 December 2017 (Ref: 101/PO3).
 - Section Plan received via email dated 18 December 2017 (Ref: 26594(03)10H).
 - Section Plan received via email dated 18 December 2017 (Ref: 26594(03)11B).
 - House Type D, Dwelling 1 scanned date 12 October 2017 (Ref: 26594(02)03C).
 - House Type E, Dwelling 2 scanned date 20 October 2017 (Ref: 26594(02)06B).

- House Type D(2), Dwelling 3 scanned date 12 October 2017 (Ref: 26594(02)05A).
- House Type C, Dwelling 4 scanned date 12 October 2017 (Ref: 26594(02)02C).
- House Type C(2), Dwelling 5 scanned date 20 October 2017 (Ref: 26594(02)04B).
- House Type A, Dwelling 6-9 received via email dated 24 November 2017 (Ref: 26594(02)00D).
- House Type A, Dwelling 10 received via email dated 18 December 2017 (Ref: 26594(02)07).
- House Type B, Dwelling 11-14 scanned date 20 October 2017 (Ref: 26594(02)01E).

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. No development shall commence until details of the implementation, adoption, maintenance and management of the sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The system shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for its implementation, and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

4. No development shall commence until detailed proposals for surface water disposal, including calculations have been submitted to and approved in writing by the Local Planning Authority. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of QBar based on the area of the development. An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development

commences in order to ensure that the proposed drainage system will be fit for purpose.

5. No development shall commence until full details of measures to protect the retained trees and hedges, including the trees and hedges that sit within the footway/bridleway to the north of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be implemented. These measures shall include:
 - a) A construction methodology statement detailing how any works within the Root Protection Areas (RPAs) of these trees/hedges will be implemented.
 - b) A plan showing these accurate RPAs.
 - c) The construction detail of any retaining walls in the RPAs, including the levels at the base and top of these walls, and the extent of foundation (including any excavation for that foundation).

Reason: It is essential that this condition is complied with before any other works on site commence given that damage to trees and hedges is irreversible.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

6. Before development commences a construction vehicle management plan shall have been submitted to and approved in writing by the Local Planning Authority detailing:
 - How construction vehicles will ingress and egress the site.
 - What measures will be taken to ensure larger vehicles associated with the construction phase do not arrive or leave the site at peak times for the postal sorting office that is located across Abbeydale Road South.
 - What measures will be taken to ensure larger vehicles associated with the construction phase do not use Twentywell Lane as part of their route to and from the site.

The construction phase of the development shall be carried out in accordance with these details thereafter.

Reason: In the interests of mitigating the impact of the construction phase on the local road network.

7. No construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

Reason: In the interests of the safety of road users.

8. Within three months of development commencing full details of bird and bat boxes, including locations, shall have been submitted to and approved in writing by the Local Planning Authority. These bird and bat boxes shall be in place before the development is occupied and thereafter retained.

Reason: In the interests of ecology.

9. The development hereby approved shall not be occupied until full details of the design and specification of the ball stop mitigation, including details of management and maintenance responsibilities, as set out in the Lobosport Technical Report LSUK.17-0971 V1, have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The approved details shall be installed in full before the development is first occupied and managed/maintained in accordance with the agreed details thereafter.

Reason: To provide protection for the occupants of the development from potential ball strike from the adjacent playing field and to accord with policy.

10. Within three months of development commencing final details of the following shall have been submitted to and approved in writing by the Local Planning Authority:

- A) Boundary treatments, including fencing/walls between private gardens.
- B) Privacy screens on the eastern side of the balconies/terraces associated with units 9 and 10.

Before first occupation the approved details shall be in place and they shall thereafter be retained.

Reason: In the interests of delivering a suitable form of development from a design and amenity perspective.

11. A comprehensive and detailed hard and soft landscape scheme, which shall be in substantial accordance with the approved plans and include additional planting to the hedgerow set on the northern boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

The approved landscape works shall be implemented prior to the development being brought into use, or within an alternative timescale to be first approved in writing by the Local Planning Authority.

Thereafter the soft landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

12. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

13. Large scale details, including materials and finishes, at a minimum scale of 1:20 of the items listed below, shall be approved in writing by the Local Planning Authority before the relevant part of the development commences:
 - a) Windows, including reveals and surrounds.
 - b) Balustrades/screening to terraces.
 - c) Doors.
 - d) Eaves, verges and parapets.
 - e) Garage Doors.

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

14. Before development commences a report shall have been submitted to and approved in writing by the Local Planning Authority identifying how a minimum of 10% of the predicted energy needs of the development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy.

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation of the development. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

Other Compliance Conditions

15. The development shall not be used unless the car parking accommodation as shown on the approved plans has been provided in accordance with those

plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

16. No dwellinghouse hereby approved shall be occupied until the improvement works to the existing site access from Abbeydale Road South and the access road, as identified on the hereby approved plans, have been provided in accordance with those plans.

Reason: In the interests of highway safety.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations, including new windows, which materially affect the external appearance of the hereby approved dwellinghouses shall be constructed without prior planning permission being obtained from the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining/future property, bearing in mind the restricted size of the curtilage and to ensure that the traditional architectural character of the development is retained.

18. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

19. The hereby approved development shall be carried out in accordance with the Mitigation Section (Section F) and the Compensation and Enhancement Section (Section G) of the Ecological Impact Assessment dated September 2017 (Ref: 1278a(A))

Reason: In the interests of ecology.

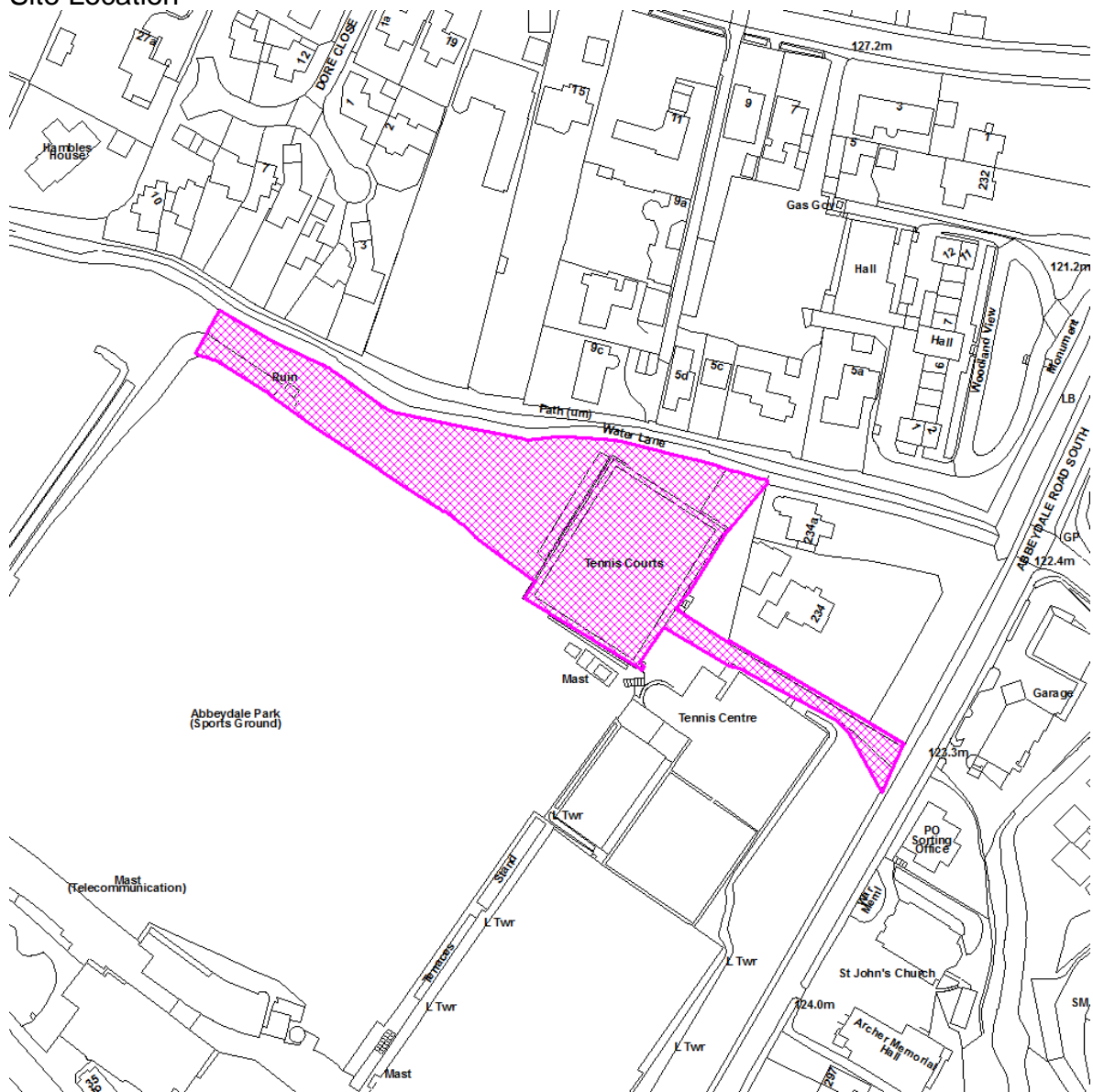
Attention is Drawn to the Following Directives:

1. The applicant is advised that the materials associated with this development will need to be of the highest standard for these to be deemed as appropriate. This includes natural stone and slate.
2. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online

at www.planningportal.gov.uk. There are fees, which are also set by the Government.

3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.
4. Future residents are advised that they are liable to experience general noise and disturbance, including a degree of light pollution, from the adjacent Abbeydale Sports Club.
5. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
6. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process, or a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.

Site Location



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LOCATION AND PROPOSAL

The application site is located to the west of Abbeydale Road South, approximately 70 metres to the south of its junction with Twentywell Lane.

The site, which is accessed directly from Abbeydale Road South, is set entirely within an Open Space Area as designated within the adopted Sheffield Unitary Development Plan and is currently in use as a tennis centre associated with Abbeydale Sports Club. The facilities include four outdoor tennis courts, four covered tennis courts, a clubhouse, a children's mini-court and a gravel covered car parking area.

The site also includes a section of informal grass land in the area set to the north west, which in part forms the top of the banking associated with the Abbeydale Sports Ground cricket pitch.

The northern boundary of the site is shared with an existing bridleway and footpath, known as Water Lane, which links Abbeydale Road South to Cavendish Avenue (Dore). The boundary is defined by mature trees and a hedge. Residential properties, which are accessed from Dore Road, are set across the bridleway/footpath. Water Lane defines the boundary of an Area of Special Character, which the application site sits outside of.

The only other use (outside of the sport club itself) that shares a common boundary with the application site is residential and is made up of two detached properties that have a frontage onto Abbeydale Road South (234 & 234A Abbeydale Road South). These properties are set at a lower level.

In terms of topography as well as land levels falling in an easterly direction, they also rise towards Dore Road in a northerly direction.

Planning permission is being sought for the following:

- To erect 14 dwellinghouses and an access road on the site of three existing outdoor tennis courts and the informal grass/banked area to the north of the existing tennis club.

These houses would be two storeys with pitched roofs, although several also provide additional room in the roof space through the use of gable features. Several detached garages will be built in association with the properties and the principle materials will be natural stone and slate.

Four of the new properties will provide three bedrooms with the remaining ten units providing five bedrooms.

- Improvement works to the established access road into the site from Abbeydale Road South, including changing the gradients.

This access, which is only slightly offset from the Abbeydale Road South postal sorting office, will serve the new properties and tennis club and remain the only access into the site.

- Structure/netting on the southern boundary to protect future residents/property from cricket balls associated with Abbeydale Sports Club.

- Dedicated car parking would be retained for users of the tennis club to the north east of the site adjacent to the boundaries of the residential properties that front Abbeydale Road South.

As it creates something of a fallback position, it is noted that planning permission was originally approved in July 2007 under planning reference 06/03803/FUL to do works including the construction of four detached dwellings served by a private drive on the current site of the three outdoor tennis courts. Although these houses have not been constructed, this earlier planning application remains extant.

RELEVANT PLANNING HISTORY

As highlighted in the Location and Proposal section above, planning permission was originally approved in July 2007 under planning reference 06/03803/FUL for:

- The resurfacing of outdoor tennis courts.
- The provision of air-dome to two existing outdoor tennis courts.
- The erection of a replacement clubhouse, including link to existing indoor courts.
- The erection of 4 dwellinghouses on three existing outdoor tennis courts.

The dome was constructed, and various applications followed this 2007 approval and sought to vary the wording of the planning conditions/the timeframe for implementing elements of the approved scheme. As such this previous approval remains extant.

SUMMARY OF REPRESENTATIONS

Representations from Local Councillors

Councillors Colin Ross and Martin Smith have made representations in respect of this application which raise the following points:

- There is concern about the loss of land that is designated as open space/playing fields.
- The junction with Abbeydale Road South would be directly opposite the Royal Mail sorting office, which has considerable drop-off & pick-up demands, and is within a short distance of the very busy Twentywell Lane/Abbeydale Road South junction, a well-known local bottleneck. This is far from ideal and can steps be taken to mitigate the impact such as measures to control the activity of Heavy Goods Vehicles associated with the construction phase?
- The proposal will change the character of the footpath/bridleway that runs to the north of the site (Water Lane).
- Is the housing density of the proposed scheme appropriate?

- What will be the impact on the main cricket pitch associated with the main sport club and its ability to hold major events for which there is no other venue in the city?
- The application makes reference to other developments at Abbeydale Sports Club that would go ahead if the proceeds from this scheme became available. It would greatly assist the Council in coming to a considered decision if more details of those plans were made available.

Representation from the Dore Village Society

The Dore Village Society has written to object to the application on the following grounds:

- The development would have an unacceptable impact on the amenity of future and existing residents with regards to issues such as privacy, noise, light pollution and security given the proximity to the adjacent sports fields/activities.
- The development would not provide safe access to the highway network and would endanger pedestrians in the grounds of the tennis club.
- Parking for the tennis club could encroach on residents parking and vice versa.
- The proposed development would result in the loss of open space that is of such quality it is city wide importance (the tennis courts).
- The loss of the tennis courts will be detrimental to the viable and attractive operation of the tennis club.
- The presence of housing in such proximity to the sports club would threaten the viability and continued use of the playing fields and it is therefore incompatible with the intensive use of this neighbour.
- Siting the development so close to the adjacent Water Lane bridleway and public footpath would be detrimental to the character and enjoyment of this right of way.

Representations from Members of the Public

Representations have been received by four members of the public which raise the following comments/objections:

- The junction into the site is already dangerous and intensifying this use should be resisted. Difficulties associated with this access include the gradient of the driveway and its proximity to the junction of Abbeydale Road South/Twentywell Lane.
- Owing to their height the new properties will allow views into the houses and gardens of the properties to the north, which are accessed via Dore Road. The existing hedge to Water Lane (the bridleway/footpath) offers little screening, especially as it is deciduous.
- The proposals will overlook and overshadow the properties to the east, which front onto Abbeydale Road South.
- The proposed houses are a storey too high and lowering the ground levels on the site to reduce the impact on surrounding residents should be explored further.
- The information submitted in support of the application does not take into consideration surrounding residential uses.
- The tennis courts are a well-used sports facility and their loss should be resisted.
- The proposal results in the loss of further green space, which should be resisted. It represents an overdevelopment for this reason.
- The proposal encroaches onto the sports grounds/fields and should be resisted.

- The letters sent informing residents of the development should refer to Abbeydale Sports Club, rather than Abbeydale Tennis Club. In this respect much of the development is taking place on land associated with the sports club, which is closer to several residents on Dore Road.
- The proposal plans shoe-horn a lot of houses into a relatively inaccessible and inappropriate site.

Representations from Sport England

In their initial response Sport England placed a holding objection on the application as they required more details with regard to the justification and reinvestment strategy concerning the tennis courts and wider sports club.

In light of further information with regard to a previous planning permission that remains extant and involved developing housing on the outdoor tennis courts (see 06/03803/FUL), Sport England provided a second response that withdrew their holding objection based on this fall-back position.

More generally Sport England expressed acceptance of the application for several reasons, which are summarised as follows:

- The development results in a minor encroachment onto the playing field. However, having considered the sloping nature of this section of playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the sporting capability of the sports club site.
- The English Cricket Board has raised no objections to the proposals as suitable measures have been put in place to protect future occupiers from cricket ball strikes, most notably through the provision of protective netting.
- The Lawn Tennis Association (LTA) have noted that there is a significant supply of tennis facilities within this area of south west Sheffield and, although demand for tennis is known to be high in this area, the LTA consider that the remaining provision is sufficient to meet this level of demand.

In summary, Sport England is satisfied that the development meets the intention of Sport England policy exemption E3.

PLANNING ASSESSMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning priorities for England and how these are expected to be applied. The key principle of the NPPF is the pursuit of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. The following assessment will have due regard to these overarching principles.

Housing Land Supply

The NPPF requires local authorities to identify a 5 year supply of specific 'deliverable' sites for housing with an additional 5% buffer.

In addition, Policy CS22 (Scale for the Requirement for New Housing) within the Sheffield Development Framework Core Strategy (CS), sets out Sheffield's housing targets until 2026.

In relation to Sheffield's current housing land supply position, although the latest monitoring shows in excess of a 5-year supply of housing sites against the CS targets, these targets pre-date the National Planning Policy Framework and should now be considered out of date.

The latest Government household growth projections suggest that housing need in the city is higher than was previously planned for in the CS and, as such, the city has an approximate 4.1 year supply of housing using the latest growth projections.

It is clear that a residential proposal such as this would make a positive contribution towards the identified housing supply shortfall and this should be offered appropriate weight as a material consideration.

Land Use

The proposed development is entirely within an Open Space Area as defined by the adopted Sheffield Unitary Development Plan and results in the loss of formal sports provision in the form of three outdoor tennis courts and grass areas, including the top of a grass bank associated with the formal cricket pitch.

The NPPF (paragraph 73) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

1. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
2. The loss resulting from the proposed development would be replaced by equivalent or better provisions in terms of quantity and quality in a suitable location; or
3. The development is for alternative sports and recreational provision, the need for which clearly outweighs the loss.

In addition, Policy CS47 (Safeguarding Open Space) within the CS sets out the parameters against which the loss of open space must be considered.

Section a) of CS47 states that the loss of existing open space would not be permitted if it would result in a quantitative shortage of the relevant type of open space.

Section b) states that the loss of open space would not be supported if that open space is of high quality.

Section c) says that people in the local area should not be denied easy or safe access to a local park or to smaller informal open space that is valued or well used by people living or working in the local area.

Section d) states the development should not cause or increase a break in the green network.

For the purposes of CS47a) and in relation to the loss of the tennis courts, Sport England and the Lawn Tennis Association have confirmed that there would be sufficient indoor and outdoor tennis provision retained in the local area and do not object to the loss of existing provision on this basis.

An open space assessment of the area has identified that there is a sufficient amount of informal open space in the catchment area and it is also noted that this informal space (application site) is within the grounds of a private sports club, as such access is limited. There would be no conflict with this section a) of the policy.

In relation to CS47 b), whilst the existing tennis courts clearly are of a good quality, as their loss is not considered as unacceptable to Sport England or the Lawn Tennis Association it is reasonable to conclude that they are not viewed as being of such a high quality that their retention is essential.

Furthermore, the application has been accompanied by supporting information that demonstrates the informal areas of open space are not of notable ecological or landscape value.

In relation to CS47 c & d), as already identified the informal open space forms part of a private sports club site and is not well used as a result. In addition, its loss does not create or increase a break in the city's Green Network.

As it is considered that a scheme satisfies parts a) to d) of Policy CS47, parts e) to g) require consideration. These parts have a stronger focus on mitigating the loss if appropriate.

Section f) is most relevant and states that if the area affected is identified as surplus for its current open space function, and it could not fulfil other unsatisfied open space needs, then the loss can be accepted.

It is relevant here to note once again that Sport England and the Lawn Tennis Association have not objected to the scheme, mainly owing to the sloping nature of the land adjacent to the existing cricket pitch and the extent of other tennis provision in the surrounding areas.

In addition, officers are satisfied that the site could not fulfil other unsatisfied open space needs given the restricted dimensions and topography.

The proposal is therefore not considered to conflict with relevant local and national planning policies with regard to developing on open space.

Brownfield Land

The area of the site that houses the tennis courts and car parking/hardstanding associated with the tennis club would be classed as brownfield.

The NPPF, along with Core Strategy Policy CS24 (Maximising the Use of Previously Developed Land for New Housing), prioritise the development of previously developed (brownfield) land for new housing.

As such, developing the existing brownfield land is supported in the context of local and national policy.

Greenfield Land

The grassed area(s) to the north of the site are classed as greenfield land and once again Core Strategy Policy CS24 (Maximising the Use of Previously Developed Land for New Housing) requires consideration.

This policy states that no more than 12% of dwelling completions will be on greenfield sites in the period between 2004/05 and 2025/26. It goes on to state that housing on greenfield sites will only be developed in certain circumstances, including within or adjoining urban areas, as long as annual monitoring shows that there is less than a five year supply of deliverable sites.

Completions of properties have not reached the stated 12% and are closer to 6%. In addition, it is recognised that the site is within an existing urban area and there is also not currently a five year supply of deliverable sites.

For the reasons above, development on the greenfield section of the site is considered to be acceptable in relation to Policy CS24.

Density of Development

Policy CS26 (Efficient Use of Housing Land and Accessibility) within the CS requires appropriate housing densities to ensure the efficient use of land.

Policy CS31 (Housing in the South West) within the CS states that, in South-West Sheffield priority will be given to safeguarding and enhancing its areas of character. As such, the scale of new development will be largely defined by what can be accommodated at an appropriate density through infilling, windfall sites and development in district centres and other locations well served by public transport.

In this location, which is near to the high frequency public transport route that runs along Abbeydale Road South, the appropriate density range is 40 - 60 dwellings per hectare.

This proposal for 14 new homes represents a density of approximately 24.5 dwellings per hectare, which is below the range set out in the policy. Exceptions may be made to the policy where the proposal achieves good design, reflects the character of an area or protects a sensitive area.

The low density level is explained to an extent by the amount of larger properties, with ten of the proposed fourteen units providing five bedrooms. This larger property type is certainly characteristic of this part of the city with numerous similarly scaled units fronting Abbeydale Road South and Dore Road for example.

The restrictions on density are also explained in part by the rather awkward shape of the site, which for example tapers into a narrow strip towards the north west. There is also a need to accommodate a new access road and parking/turning facilities for the retained tennis club.

Furthermore, it will be demonstrated in the Design Section of this assessment that the proposals represent good design.

As such, when considered in the round this assessment demonstrates that the proposals accord with Policy CS26 & CS31 within the CS.

Impact on Neighbouring Sports Ground

The application has been accompanied by a Cricket Ball Trajectory Assessment which demonstrates that, with the provision of three metre high protective netting along the southern boundary, future residents/property will be suitably protected from cricket balls. This assessment takes account of a professional level of play. As such, Sport England has confirmed that the England Cricket Board has no objections to the proposals.

Clearly there will be noise and light associated with activities at the sports ground that will have a limited impact on the future residents and there has to be an element of 'buyer beware' with regard to this. As such, a directive is proposed informing future residents to expect a degree of disturbance with regard to this neighbouring use.

Based on the above, it is not considered that approving housing on this site would jeopardise the continued operation of the adjacent sports ground and its various activities.

Design

The NPPF states that development should always seek to secure high quality design, but decision makers should not attempt to impose architectural styles or a particular taste, albeit they should promote and reinforce local distinctiveness.

Policy BE1 (Townscape Design) within the UDP states that a high quality townscape will be promoted with a positive approach to conservation and a high standard of new design.

Policy BE5 (Building Design and Siting) of the UDP states that original architecture will be encouraged, but that new buildings should complement the scale, form and architectural style of surrounding buildings.

Policy CS74 (Design Principles) within the CS states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

- Scale and Layout

In relation to scale, two storey properties with pitched roofs are very much reflective of the established character of the area.

More generally the area does contain a number of different house types. For example the properties that front Abbeydale Road South to the immediate east are two storeys and detached, while the properties across Water Lane to the north include detached bungalows.

Given this variation there is no objection to certain property types providing accommodation in the roof space through the introduction of gable features. Indeed both the adjacent Abbeydale Road South properties have similar details.

In relation to layout this is largely defined by the constraints of the site, including the need to provide an access road. The layout is however considered to be perfectly legible and examples of this include:

- As the site is entered you would pass eight properties facing each other as would be the case on more traditional street.
- The access road is bookended by the property to the east.
- The remaining dwellinghouses, which are set centrally within the site, are to the north of the access road, which creates uniformity.
- Each of the properties would have a traditional rear garden.
- The detached garages are set back from the respective front elevations and the surface level car parking is set within landscaping/tree planting, which softens the impact.

- Appearance, Detailing and Materials

The materials being proposed for the new buildings are of a high quality, being natural stone and slate. These materials are seen elsewhere in the vicinity and raise no concerns.

The proposed dwellinghouses will be well articulated with a number of features that add interest, including front gable features and dressed stone window surrounds.

There are also elements within the elevations that are included to suitably reflect some of the detail within the elevations of the neighbouring units. The most noteworthy being the gradual reduction in the scale of window openings as the elevation is ascended.

The plans show of a low stonewall being utilised as the boundary treatment where such features project into the main access road and this is considered to be a contextual response.

The proposals include the erection of netting along the southern boundary to protect future residents/property from cricket balls. This netting will reach three metres in height and will appear relatively lightweight. As it will be viewed in the context of the existing sports ground and will not be very visible from public areas it creates no concerns with regard to appearance.

Overall the combination of the high quality materials and rich detailing will ensure an appropriate quality and appearance.

Ecology Considerations

Policy GE11 (Nature Conservation and Development) requires development to respect and promote nature conservation.

The application has been accompanied by an assessment that has considered the ecological implications of the development.

In relation to bats, a dusk emergence survey was carried out on 22 August 2017 and this recorded foraging activity along the hedgerow to the north.

In terms of mitigating the impact on bats, the existing hedgerow is to be retained and it is recommended that any new lighting does not result in this hedgerow being significantly lit. Based on this the impact on bats is considered to be insignificant.

In relation to birds, while no nests were noted during the survey, the trees and hedgerow within the site do have the potential to support nesting birds.

In terms of mitigating the impact on birds, the existing hedgerow and a number of the existing trees are to be retained. Furthermore, recommendations are put forward about the appropriate times of year for clearance works. Based on this mitigation the impact on bats is considered to be insignificant.

The ecological assessment concludes that is highly unlikely that any other endangered species would be active on the site.

In terms of compensation the scheme will include new planting, including to the retained hedgerow to the north, and bird/bat boxes.

Subject to condition, the proposals are therefore considered to be acceptable from an ecology standpoint.

Landscape/Trees

Policy GE15 (Trees and Woodlands) within the UDP states that trees and woodlands will be encouraged and protected. This is to be achieved in part by requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost.

It is firstly noted that the hedgerow and mature trees that form the common boundary with Water Lane (the bridleway/footway) to the north are to be retained. The hedgerow will be reinforced with new planting, which is welcomed.

The development does result in the loss of four individual trees and four groups of trees, all of which are within the heart of the site and not considered to be Category A specimens (the highest quality).

Measures will be taken to ensure additional trees are not lost and this includes protective fencing during the construction phase and compliance with a method statement for any works with the root protection areas of the retained trees.

Compensation is offered for the lost trees in the form of new landscaping and tree planting within the development.

Based on these circumstances, the proposals are considered to be acceptable from a landscape perspective.

Sustainability

Policy CS63 (Responses to Climate Change) within the CS sets out the overarching approach to reduce the city's impact on climate change. These actions include:

- Giving priority to development in the city centre and other areas that are well served by sustainable forms of transport.
- Giving preference to development on previously developed land where this is sustainably located.
- Adopting sustainable drainage systems.

In relation to the requirements of CS63, the site is in a sustainable location in respect of access to local amenities and public transport. For example, the site is within a reasonable walking distance of a high frequency bus route and Dore Train Station.

In addition, a large part of the site is previously developed and the scheme will incorporate sustainable drainage systems that will result in a reduced surface water run-off rate (see Drainage Section below).

Policy CS64: Climate Change, Resources and Sustainable Design of Development within the CS sets out a suite of requirements in order for all new development to be designed to reduce emissions.

Until recently residential developments had to achieve Code for Sustainable Homes Level Three to comply with CS64. This section of CS64 has however been superseded by recently introduced Technical Housing Standards (2015), which effectively removes the requirement to achieve this standard for new housing developments.

The proposals will however meet sections of Policy CS64 when considered separately, which includes achieving a high standard of energy efficiency by for example allowing additional wall thickness to accommodate increased levels of insulation.

Policy CS65 (Renewable Energy and Carbon Reduction) within the CS sets out objectives to support renewable and low carbon energy generation and further reduce carbon emissions.

New developments are therefore expected to achieve the provision of a minimum of 10% of their predicted energy needs from decentralised and renewable, low carbon energy, or a 'fabric first' approach. The applicant anticipates that a 'fabric first' approach will be followed in this instance.

Overall, it is considered that the proposal meets the local sustainability policy requirements.

Highways

Policy CS51 (Transport Priorities) within the Sheffield Development Framework Core Strategy (CS) identifies strategic transport priorities for the city, which include containing congestion levels and improving air quality.

In terms of pedestrian safety the design includes a segregated footway that allows users of the retained tennis club to access this facility. Several of the new houses can also be accessed via a segregated footway.

Residents and visitors of the four houses to the north west of the site would not benefit from a segregated footpath. The carriageway widens at this point and would function as a shared surface, which creates no concerns given the anticipated low speeds of vehicles in this area.

Part of the proposals will also see the access road designed to adoptable standards, including works to achieve suitable gradients and visibility splays. The existing access road is also being widened in places to accommodate the increased use.

The access road into the site does however still narrow to single width for a limited section close to the access point with Abbeydale Road South. Whilst not ideal, the width of the access road either side of this pinch point allows a sufficient width for cars to pass and there is a reasonable line of sight. Furthermore, there is space to ensure vehicles will be very unlikely to queue back onto Abbeydale Road South.

As requested within a representation from a Councillor Smith, the applicant is willing to restrict the activity of larger vehicles associated with the construction traffic so that:

- Reasonable endeavours are made to ensure they do not arrive or leave the site at peak times for the postal sorting office that is located across Abbeydale Road South.
- They do not use Twentywell Lane as part of their route to and from the site.

These steps will ensure the impact of the construction phase on the local highway network is managed.

The parking provision for the properties is considered to be acceptable with the smaller three bedroom units being provided with two spaces and the larger units being provided with between three and four spaces. Areas of the access road also provide sufficient width for informal on-street parking for visitors when needed.

Each of the units is provided with a detached or integral garage, which are of a size that ensures a car can comfortably park within them. The plans also demonstrate that there is space within the garages to store bicycles.

The carriageway narrows to a width of 3.25 metres in a limited section, which is less than the 3.66 metres needed for fire appliance access. As such, the applicant has annotated the plans to demonstrate that the necessary clear width can be provided by leaving land to the side of the carriageway clear.

Furthermore, officers are satisfied that there is sufficient space within the site to allow for large vehicles, such refuse vehicles, to manoeuvre/turn. Tracking information has been provided to demonstrate this.

27 car parking spaces are retained for the tennis club, which is comparable with the existing car parking spaces and a suitable level of provision.

Overall therefore the scheme is considered to be in compliance with the above highway policies.

Mobility Housing

Policy H7 (Mobility Housing) of the UDP has set standards for acceptable quantum's of mobility housing within residential development. However, as these standards are not part of an up to date local plan they have been superseded by the recently introduced Technical Housing Standards (2015), which effectively removes the requirement for mobility housing at this time.

Affordable Housing

Policy CS40 (Affordable Housing) within the CS states that developers of all new housing schemes of 15 units or greater will be required to contribute towards the provision of affordable housing where this is practical and financially viable.

As this proposal is for 14 units Policy CS40 does not apply and the scheme is not required to provide an affordable housing contribution.

Drainage

Policy CS67 (Flood Risk Management) within the CS states that the extent and impact of flooding should be reduced.

The application has been accompanied by a Sustainable Urban Drainage Strategy, which notes the requirement to reduce surface water run-off from the new development in comparison to the existing situation.

This strategy recommends further investigation into the potential for features such as soakaways to be incorporated, but concludes that measures such as underground attenuation tanks may be the most successful way to reduce the surface water run-off rates.

Yorkshire Water and the Lead Local Flood Authority have confirmed that the development is acceptable in principle and final details with regard to how surface water rates will be reduced can be dealt with through planning conditions. The scheme is therefore considered to be in accordance with Policy CS67 within the CS.

Amenity of Future Occupiers

Paragraph 17 of the NPPF seeks to ensure developments achieve good standards of amenity for all existing and future occupants of land and buildings.

Having assessed the submitted information in terms of internal layouts and the positioning of buildings, it is considered that future occupiers will generally be afforded good living conditions in terms of outlook, light and privacy.

Each property will also be provided with a reasonably sized rear garden area, although it is noted that the garden associated with Unit 2 would ideally be deeper. This garden is around five metres in depth in places, but this is compensated by the 21 metre width, providing an overall private garden area in excess of 100 square metres.

One further point of note in regard to the amenity of future occupiers relates to the fact that several of the proposed properties set to the north of the site will have balconies at first floor accessed from the living room. This will allow mutual overlooking into the gardens of the new properties. As this overlooking is mutual in this instance it is not considered to require an intervention.

Based on the above, the proposal is considered to offer an acceptable level of amenity for future occupiers.

Amenity of Surrounding Uses

Paragraph 17 of the NPPF seeks to ensure developments achieve good standards of amenity for all existing and future occupants of land and buildings.

The gable wall of the proposed house closest to the boundary of the residential properties to the east (234 & 234a Abbeydale Road South) is set approximately 28 metres from the rear elevation of 234 Abbeydale Road South, which is the property it actually sits adjacent to, number 234a being offset to the north east.

Although the land levels fall towards the Abbeydale Road South properties, with, for example, a level difference of approximately three metres from the gable wall of the

proposed dwellinghouse and the rear elevation of 234 Abbeydale Road South, given the separation distances, it could not be deemed reasonable to resist this scheme on the grounds of shadowing or dominance impacts on the Abbeydale Road South properties, even when the orientation is accounted for.

There are no windows in the gable wall of the plot closest to the Abbeydale Road South properties, so overlooking will not be an issue as a result. There is however a first floor balcony accessed from the living room that could allow views towards the Abbeydale Road South properties. The submitted plans have indicated a privacy screen to stop this potential and officers are satisfied this will provide a suitable solution. It is proposed that final details of this privacy screen are secured by planning condition should Members be minded to approve the application.

The rear elevations of the new properties are set a suitable distance from the residential properties across Water Lane (the footpath/bridleway) to the north. A few example of this being:

- There is a separation distance of approximately 25 metres from the closest part of the rear elevation of unit 10, which is the property to the north east of the site, and the rear boundary of the existing property to the north, and 35 metres between the facing elevations.
- There is a separation distance of approximately 26.9 metres from the closest part of the rear elevation of unit 1, which is the property to the north west of the site, and the rear boundary of the existing property to the north, and 29 metres between the facing elevations.

Furthermore, the sections provided show very little changes in terms of land levels and in several cases the existing residential properties to the north are set at a higher level than the application site. The existing and proposed properties are also screened from one another to a degree by the mature trees that are part of the adjoining bridleway/footway. As such, the proposed scheme will not create any unacceptable shadowing or dominance impacts on the properties to the north.

In terms of privacy, there will be both windows and first floor terraces that will face towards the existing residential properties to the north. Once again, when the distances are accounted for, along the separation created by the footpath/bridleway and its associated trees and planting, these relationships are considered to be acceptable.

There is an existing mature hedge along the common boundary with Water Lane that restricts views between the new gardens and the existing gardens to the north. As part of the proposals new planting will be introduced in this hedgerow, which will provide further screening. However, given that this hedge is deciduous there will be some views between the gardens in the future. Given that these gardens are separated by the footway/bridleway and the hedge does provide effective screening for large parts of the year this is not a notable cause for concern.

Given the above the proposed scheme is considered to have an acceptable impact on the amenity of surrounding residential uses.

Archaeology

South Yorkshire Archaeology Service has considered the application and confirmed that this site does not have any significant archaeological potential. No conditions or further investigation is therefore recommended.

Land Contamination Considerations

The Environmental Protection Service has confirmed that the site does not pose a potential risk from a land contamination perspective and as such no planning conditions are recommended with regard to such matters.

Community Infrastructure Levy (CIL)

The site is located within a CIL Charging Zone with a residential levy of £80 per square metre. The application has been accompanied by the requisite CIL Additional Information Forms.

RESPONSE TO REPRESENTATIONS

The majority of the issues raised in the representation have been addressed in the above assessment and the remaining issues are addressed as follows:

- The proposal will change the character of the footpath/bridleway that runs to the north of the site (Water Lane).

In response, whilst this may be the case to an extent, this adjoining route does not benefit from any special protection and residential consent already exists on part of the application site.

Furthermore, the above assessment has demonstrated that the scheme will represent good design and the existing trees/hedgerow on the common boundary with Water Lane will be retained.

- The application makes reference to other developments at Abbeydale Sports Club that would go ahead if the proceeds from this scheme became available. It would greatly assist the Council in coming to a considered decision if more details of those plans were made available.

In response, whilst some information has been provided in this regard, this is not a material consideration with respect to this application given that the tennis courts have been identified as surplus to requirements by the Lawn Tennis Association and Sport England have removed their objection based on a previous residential approval on the outdoor tennis courts.

- The information submitted in support of the application does not take into consideration surrounding residential uses.

In response, whilst this is not considered to be the case, the above assessment has considered the impact on these existing residential uses.

- The letters sent informing residents of the development should refer to Abbeydale Sports Club, rather than Abbeydale Tennis Club. In this respect much of the development is taking place on land associated with the sports club, which is closer to several residents on Dore Road.

In response, the letters referred to have used the most relevant address and also informed recipients of how to view the plans, where the exact location of the development would become apparent.

SUMMARY AND RECOMMENDATION

The proposals represent residential development of 14 houses in the grounds of Abbeydale Sports Club and include the loss of three outdoor tennis courts.

The Lawn Tennis Association does not raise objections to the loss of the tennis courts owing to the significant supply of tennis facilities within this area of south west Sheffield. Furthermore, Sport England is satisfied that the development complies with their policy exceptions.

Mitigation in the form of netting will be put in place to protect future residents/property from cricket balls from the adjacent sports ground, and a directive will be utilised to inform future residents that they must expect some noise and disturbance owing to the adjoining sports ground.

The redevelopment of both the brownfield and greenfield sections of the site is considered to be policy compliant, with a particular note to the sustainable location and lack of five year housing land supply.

Whilst the density is on the low side, this is in a large part owing to the awkward shape of the site and constraints such as providing a new access road. Furthermore, the development is considered to reflect both good design and the character of the wider area.

The scheme will be orientated and separated suitably from surrounding uses so as to ensure the amenity of said uses/occupiers is not unduly harmed. Future occupiers will also be provided with suitable amenity, which includes the use of private gardens and terraces.

The scale and siting of the new buildings are suitably sympathetic to the context and these incorporate a number of design features to create meaningful articulation and visual interest.

The scheme will introduce several features to ensure the sustainability credentials of the development are acceptable. This includes utilising renewable energy/fabric first design and reducing surface water run-off rates.

The car parking provision is adequate for the size of properties. With the improvements proposed to the vehicle access point accounted for, this will be fit for

purpose from a highway safety perspective. Parking provision similar to existing will be retained for the tennis club.

The mature trees and hedge along the footway/bridleway to the north will be retained and improved in places. Furthermore, the limited numbers of trees to be removed are within the site and are not of significant public amenity value. These will be replaced with new. Suitable mitigation will also be put in place to ensure the ecological credentials of the development are acceptable; this includes bird and bat boxes.

As such the proposals are considered to be acceptable and the scheme is recommended for conditional approval.

RECOMMENDATION

Grant Conditionally.

Case Number	17/04265/FUL (Formerly PP-06409159)
Application Type	Full Planning Application
Proposal	Use of former vehicle sales and servicing facility as part storage/distribution, including ancillary retail floor space (Use Class B8), part business (Use Class B1), and part retained as vehicle servicing, including erection of new shop front, demolition of single-storey lean to extension, and alterations to building openings/fenestration
Location	918 - 920 Chesterfield Road Sheffield S8 0SH
Date Received	11/10/2017
Team	South
Applicant/Agent	WMA
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

- Red Line Plan received on 13 October 2017 (Ref: 7379/001/P2).
- Site Plan received on 03 January 2018 (Ref: 7379/03/P2).
- Floor Plans received via email dated 24 January 2018 (Ref: 7379/011/P3 & 7379/012/P2).
- Proposed Elevations received via email dated 24 January 2018 (Ref: 7379/021/P3).

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

3. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

4. Before the hereby approved B8 Use (Storage and Distribution) commences, a Delivery Management Plan associated with that use shall have been submitted to and approved in writing by the Local Planning Authority. The B8 Use shall operate in accordance with this Delivery Management Plan thereafter.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

Other Compliance Conditions

5. Commercial deliveries and collections associated with the B8 Use (Storage and Distribution) shall be carried out only between the following hours:

- Between 07:00 and 21:30 hours Monday to Saturday.
- Between 09:00 and 19:30 hours Sundays and Bank Holidays.

Commercial deliveries and collections associated with the B1 Use (Office) and B2 Use (Vehicle Servicing) shall be carried out only between the following hours:

- Between 08:30 and 18:00 hours Monday to Saturday.
- Between 10:00 and 16:00 hours Sundays and Bank Holidays.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

6. The hereby approved B8 Use (Storage and Distribution) shall only operate between the following hours:

- Between 07:00 and 19:00 hours Monday to Saturday.
- Between 09:00 and 17:00 hours Sundays and Bank Holidays.

The hereby approved B2 Use (Vehicle Servicing) shall only operate between the following hours:

- Between 08:30 and 18:00 hours Monday to Saturday.
- Between 10:00 and 16:00 hours Sundays and Bank Holidays.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

7. The car parking accommodation within the site, as indicated on the approved plans, shall be retained for the sole use of the occupiers of the development hereby approved.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

8. Notwithstanding the terms of the Town and Country Planning (Use Classes) Order 1987, or any statutory instrument revoking and re-enacting that Order, the section of the building dedicated for vehicle servicing shall not be used for any other purpose within Use Class B2 (General Industry).

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

9. No servicing and/or repair of vehicles shall be carried out in the open air.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

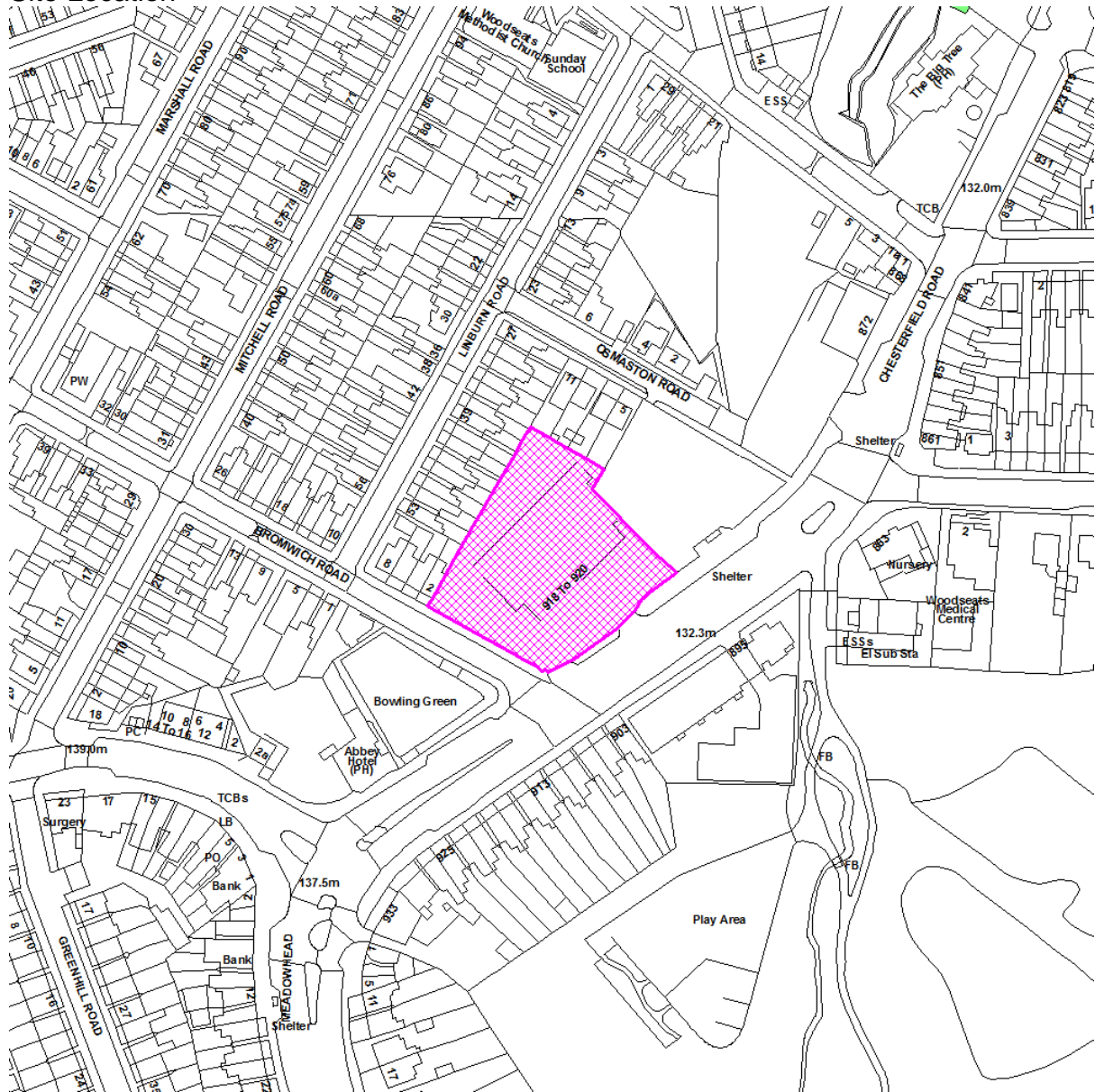
10. No goods or equipment associated with any of the hereby approved uses shall be stored outside of the building.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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LOCATION AND PROPOSAL

This application relates to a recently vacated commercial building that has a principal frontage onto Chesterfield Road, which is set to the east. The building was formerly occupied by the Sheffield Honda dealership as a car showroom and vehicle servicing operation and ranges in height between single and two storeys.

As well as fronting Chesterfield Road, the site is also bounded by Bromwich Road to the south, which is a secondary street. Residential properties are set to the west and north and share common boundaries with the application site. Part of this western boundary is also shared with the recently constructed Woodseats Library and Medical Centre. Further residential units are set across Chesterfield Road.

The applicant is seeking planning permission to undertake some external alterations and split the unit into three distinct uses. The proposed uses are broken down as follows:

- Approximately half of the ground floor would be retained for vehicle servicing, which is one of the two uses already established on the site.
- Approximately half of the ground floor would be occupied principally as a Storage and Distribution Use (Use Class B8), but would also include some ancillary retail space.
- The first floor would provide approximately 129 square metres of office accommodation (Use Class B1).

The external alterations are relatively minor and are as follows:

- The demolition of some existing single storey elements that flank the north elevation.
- The insertion of some additional glazing and an access ramp to the Chesterfield Road elevation.
- The blocking up and creation of new doors/roller shutters at various points along the side and rear elevations.

RELEVANT PLANNING HISTORY

Whilst the site does have a history of planning applications it is not considered that they are of relevance to the current proposals.

SUMMARY OF REPRESENTATIONS

- Petitions

A petition has been placed on the Sheffield City Council website objecting to the proposal and this has received 33 signatures. The wording accompanying this petition is as follows:

'We object to the planning application 17/04265/FUL for a Tool Station in Woodseats in the former Woodseats garage as this development would affect many local shops and ruin the nearby Greenwoods DIY shop, an independent family run business which has been on site for over 40 years. We want the council to show their support for local businesses in Sheffield and refuse this planning application.'

A second petition has been submitted objecting to the proposal and this has received 34 signatures. This petition states that:

'We support local independent shops in Sheffield and we do not want the Council to allow a national chain to come into Woodseats District Shopping Centre ruining local family businesses. We object to the planning application for a Tool Station in Woodseats at the Old Woodseats Garage as this shop would ruin the nearby Greenwoods DIY Shop, an independent family run business which has been on site for over forty years. We want the Council to show their support for local businesses in Sheffield and refuse this planning application.'

- Representation from Member of Parliament

A representation has been received from Louise Haigh who is the Member of Parliament for Sheffield Heeley.

This representation states that 'My constituent has raised concerns to the application on the grounds of the extra traffic in an already congested area and negative impact of allowing a national chain into a district shopping centre.

I would be grateful if you could ensure that these are given full and proper consideration, in line with the appropriate rules and Local Development Framework.'

- Representation from Councillor Sue Auckland & Councillor Steve Ayris

A joint representation has been received from Councillor Auckland and Councillor Ayris and this raises the following points of objection:

- The need to regenerate city and district/local centres while protecting the vitality of locally, independent businesses and enterprises forms a key theme within planning policy. The occupation of the unit by a national chain will have a negative impact on the vitality of neighbouring local and independent businesses, which is contrary to these aims.
- The issue as to whether the proposed retail element of the proposals is ancillary is in fact subjective and it should therefore be considered on its own merits.
- The encouragement of additional traffic on to these local roads is not reasonable and the impact will be greater than predicted. These journeys will lead to increased noise and disturbance for surrounding residents, while also exacerbating parking and congestion issues.
- It is also noted that as the site will be occupied by three end users and they will operate for longer hours in comparison to the existing. As such, the above issues will be intensified in comparison to the previous use.

- Representations from Local Residents/Businesses

There have been nine individual representations from local residents/businesses that raise the following points/objections:

- The proposed storage and distribution/retail element of the scheme would create direct competition for several local businesses. Approving the application to allow a national chain to operate from the site would not support local business and it should be refused on these grounds. This would conflict with least one of the core priority values of the Sheffield City Council, namely "Thriving Neighbourhoods and Communities".
- The competition created will lead to the closure of many existing shops and this will be detrimental to the vitality of the shopping centre.
- The description of the application does not make it clear that there is a retail element to the proposals.
- No public notices have been put up around the site.
- A letter has not been sent to the residents at 6 Bromwich Road or Greenwoods DIY on Abbey Lane.
- Owing to this lack of consultation have the minimum statutory requirements have been met under Article 15 of the Development Management Procedure Order.
- Parking in the area is already very problematic with residents struggling at times to be able to park. This issue is exacerbated by the recently erected medical centre and library, as well as people visiting Woodseats shopping centre.
- The parking and congestion issue lead to safety issue, which includes endangering children as they walk to school.
- Given the site will now house three businesses compared to the previous one business these parking issues will be made worse.
- How is the parking across the site being allocated for each unit?
- On what basis were the estimated parking spots calculated in the 'Supplementary Plan' document?
- A parking permit scheme should be introduced in the area.
- The Chesterfield Road/Bromwich Road junction is already very busy due to matters such as a bus lane and queueing traffic, this proposal will make this junction even busier and therefore more dangerous.
- The proposals will create increased pollution and congestion.
- The proposed increase in opening hours compared to the previous use will lead to increased noise and disturbance for local residents.
- The proposed servicing hours were not made clear within the original submission.
- It appears that works have already begun on these proposals and it is unclear why this is being allowed to take place.

PLANNING ASSESSMENT

Land Use

The site is located within a District Shopping Centre as defined by the adopted Sheffield Unitary Development Plan (UDP). Policy S7 (Development in District and Local Shopping Centres) within the UDP lists a number of uses that are considered to be preferred, acceptable and unacceptable.

In relation to Policy S7 the vehicle servicing element of the existing and proposed operation would actually be classed as a General Industrial Use (Use Class B2), which is listed as unacceptable. However, as this use is already established on the site it would not be reasonable to refuse this aspect of the proposals from a land use perspective.

The proposed office accommodation (Use Class B1) is listed as an acceptable use within Policy S7. This is reinforced within Policy CS3 of the Sheffield Development Framework Core Strategy, which lists District Centres and high frequency bus routes as appropriate locations for office developments, so long as 65% of new office development is located in the City Centre or at its edge.

Currently the City Centre and edge of City Centre account for 75% of new office development. So, as the site is within a District Centre and fronts a high frequency bus route, the office element of the scheme is compliant with policy.

Policy S7 lists B8 uses (Storage and Distribution) as unacceptable within shopping areas, largely to ensure they do not cause noise and disturbance to surrounding uses. This departure from the adopted development plan has been advertised in accordance with the regulations. In this instance however it is not deemed reasonable to simply refuse the B8 use from a land use perspective for the following three reasons:

- 1) This use includes an ancillary element of retail floor space (Use Class A1), which in part reinforces the preferred shopping use in the District Centre;
- 2) Although the existing use as car sales is classed as sui generis, it does have several similar characteristics to a B8 use; and
- 3) Consideration needs to be given to the likely impact of the use on surrounding uses, and the potential for mitigation.

Based on the above, whilst there is some conflict with planning policy, when matters such as the previous uses are accounted for, the proposals are considered to be acceptable in principle from a land use perspective.

Dominance and Impact on Local Business

Paragraph 23 within the National Planning Policy Framework (NPPF) states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

Section a) within Policy S10 (Conditions on Development in Shopping Areas) of the UDP states that in shopping areas new development should not lead to a concentration of uses which would prejudice the dominance of preferred uses in the area. In this case Retail (Use Class A1) is the preferred use.

It is firstly noted that the previous uses in the building do not fall into the category of preferred uses in that they are not retail. As such, the approval of uses that also do not qualify as preferred does not have any impact on the dominance of preferred uses in the District Shopping Centre.

One of the key themes within the representations received objecting to the proposals has been the impact of the B8 unit on local businesses, with a particular focus on the competition created by the ancillary retail function. Having discussed this with the applicant it is understood that the end user is to be Tool Station, however a planning permission does not determine the end user, and provided the approved use remains, the occupier of the unit can change at any point.

The ancillary retail area is accessed through the main entrance and is approximately 49 square metres in area. This room would essentially have a staffed counter and catalogues for customers to peruse before they placed orders. These orders would then be retrieved from the warehouse/stock area by a member of staff. A limited amount of goods would be displayed within this retail area.

It is understood however that much of the business generated is more associated with online sales, primarily to trade, with ordered items then dispatched or collected.

From a policy perspective creating an element of retail within the B8 unit, which is the preferred use in this District Shopping Area, is clearly supported. Furthermore, the NPPF promotes competition within existing shopping centres.

Based on the above, it would not be reasonable to resist the scheme based on the grounds of competition, and overall through the creation of a limited amount of ancillary retail space the proposals will increase the amount of floor area dedicated to preferred uses in the District Shopping Centre.

Amenity

Section b) within Policy S10 (Conditions on Development in Shopping Areas) within the UDP states that new development should not cause residents or visitors in any hotel, hostel, residential institution or housing to suffer from unacceptable living conditions.

There are residential properties set along the rear/western boundary of the site and across Chesterfield Road and the impact on the amenity of these residents warrants careful consideration.

In relation to operating hours and deliveries, the unit that will be utilised for vehicle servicing will operate and receive deliveries during the following hours:

- Between 08:30 to 18:00 hours Monday to Saturday.
- Between 10:00 to 16:00 hours Sundays and Bank Holidays.

It is noted that the servicing element of the established use is currently restricted to the following hours:

- Between 08:00 and 17:30 hours on Mondays to Fridays.
- Between 08:30 and 12:30 hours on Saturdays.
- No usage on Sundays or Public Holidays.

Given that this section of Chesterfield Road is busy during the daytime with general activity and traffic, and as there will be a restriction placed on the unit so that there will be no repairing vehicles outside of the building, the proposed increase in opening and delivery hours is not considered unreasonable.

Given that the office space is relatively small, it is not considered to have any notable potential to create noise and disturbance. As such, there is not considered to be a need to place any restrictions on this use in terms of operating hours. It is however proposed to restrict deliveries to this office use to match the resections places on the vehicle servicing unit.

In relation to the Storage and Distribution Unit the following opening hours are proposed:

- Between 07:00 to 19:00 hours Monday to Saturday.
- Between 09:00 to 17:00 hours Sundays and Bank Holidays.

As identified above, owing to the commercial/busy nature of this section of Chesterfield Road, these opening hours do not create any concerns from an amenity perspective.

The delivery hours for this unit are different to the opening hours and they are proposed to be:

- Between 07:00 to 21:30 hours Monday to Saturday.
- Between 09:00 to 19:30 hours Sundays and Bank Holidays.

The extended delivery hours are required as the proposal would be to deliver to the front of the building and as a result there is a need to avoid doing this during operating hours, owing to potential conflicts with customers.

Such deliveries would be fairly low key, involving the delivery of a small number of cage type trolleys, and the removal of several empty cages. It is anticipated that such deliveries would last for 20 minutes and there are likely to be no more than five deliveries in a typical week. It is proposed for the final details around this to be agreed within a Delivery Management Plan.

Delivering to the front of the building only is preferable as it ensures the residents to the rear of the site are screened from any associated noise. In addition, given the busy nature of Chesterfield Road and the fact that it is particularly wide at this point, resulting in a distance of approximately twenty five metres from the front of the site and the residential properties opposite, these extended servicing hours are accepted given the level of control that can be secured through the agreement of a Delivery Management Plan.

Planning conditions will be imposed to ensure there is no outside storage associated with any of the proposed uses.

The external alterations are very limited and do not have any detrimental impact on the amenity of surrounding uses/residents.

Given the commercial and busy nature of this section of Chesterfield Road, on balance it is considered that with the imposition of planning conditions surrounding operating/delivery hours and measures such as a Delivery Management Plan for the storage and distribution use, the proposals would not have an unacceptable impact on the amenity of surrounding uses/residents.

Design

Section d) within Policy S10 (Conditions on Development in Shopping Areas) within the UDP states that new development should be well designed and of a scale and nature appropriate to the site.

Policy BE5 (Building Design and Siting) within the UDP promotes good design in all new development.

Policy CS 74 (Design Principles) within the CS states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

The demolition of some existing single storey elements that flank the main north elevation has actually almost been completed on site and does not raise any objections. The structure to which this relates is flat roofed, set back from the front elevation and adds little in terms of aesthetics. The wall will be repaired post demolition with matching brickwork and this is welcomed.

The insertion of some additional glazing and an access ramp to the Chesterfield Road elevation will improve the overall appearance and ensures the building addresses Chesterfield Road in a positive manner.

The blocking up and creation of new doors/roller shutters at various points of the side and rear elevations will not change the overall feel of the building and creates no design concerns.

The proposals are therefore considered to be acceptable from a design perspective.

Highways

Section f) within Policy S10 (Conditions on Development in Shopping Areas) within the UDP states that new development should be adequately served by transport facilities and provide safe access to the highway network, appropriate off street parking and not endanger pedestrians.

The existing access points into the site are to be utilised and as these are well established they create no highway safety issues.

The applicant has provided anticipated parking numbers for each unit, this being:

- 12 spaces for the vehicle servicing use, based on four staff members and customer demand.

- 10 spaces for the storage and distribution use, based on four staff members and customer demand.
- 6 spaces for the office use owing to its limited floor space.

These parking numbers are considered to be reasonable given the limited size of the units and the anticipated staff numbers. As the site accommodates 41 spaces and two additional mobility spaces, there is therefore a spare capacity of 15 spaces.

Given the previous use of the site and the limited staff numbers, any increase in vehicle trips associated with this proposal will be minimal and certainly would not justify the refusal of this application.

In addition, the site is located on a high frequency bus route so is very accessible from via public transport.

Based on the above the proposals are considered to be acceptable from a highways perspective.

Access

The site provides mobility car parking spaces adjacent to the main entrances and level access to these entrances, which in part is facilitated by a new ramp. As such the proposals are deemed to be acceptable from an access perspective.

RESPONSE TO REPRESENTATIONS

The majority of the issues raised in the representations have been addressed in the above assessment. The remaining issues are addressed as follows:

- The issue as to whether the proposed retail element is ancillary is in fact subjective and it should therefore be considered on its own merits.

In response, the above assessment has fully considered the impact of the retail element independently from the principal storage and distribution use.

- The description of the application does not make it clear that there is a retail element to the proposals.

In response, the description was subsequently altered and new letters/site notice issued that made it clear that an ancillary retail use was being proposed.

- No public notices have been put up around the site.

In response, site notices have been posted outside the site on the Chesterfield Road frontage.

- A letter has not been sent to the residents at 6 Bromwich Road or Greenwoods DIY on Abbey Lane.

In response, in accordance with the Statement of Community Involvement, as these units do not share a common boundary with the application site they have not been sent a notification letter.

- Owing to this lack of consultation have the minimum statutory requirements have been met under Article 15 of the Development Management Procedure Order.

In response, it can be confirmed that the statutory requirements have been met with regard to Section 15 of the Development Management Procedure Order.

- How is the parking across the site being allocated for each unit?

In response, given the conclusion that there is spare capacity within the site, it is considered reasonable for the allocation of spaces to be managed by the landlord and tenants on site.

- On what basis were the estimated parking spots calculated in the 'Supplementary Plan' document?

In response, these figures have been produced taking account of anticipated staff and customer numbers.

- A parking permit scheme should be introduced in the area.

In response, this is an issue that falls outside the scope of this application.

- The proposed servicing hours were not made clear within the original submission.

In response, it is not essential that this information is provided up front, although it is helpful.

The servicing hours now proposed have been reduced significantly from the applicant's original requirement to service 24 hours a day. It is now felt that with measures such as a Service Management Plan being conditioned, the proposed servicing hours strike the correct balance between residential amenity and operational requirements.

SUMMARY AND RECOMMENDATION

This proposal seeks to convert a recently vacated car sales and servicing centre into three separate uses. These being storage/distribution, including ancillary retail floor space (Use Class B8), office space (Use Class B1), and vehicle servicing (Use Class B2). Several fairly minor external alterations are also proposed, including the insertion of new shop fronts.

Whilst there is some conflict with land use planning policy, when matters such as the previous uses and the ancillary retail element associated with the B8 Use, and the conclusion that the use would not adversely affect living conditions are accounted for, the proposals are considered to be acceptable in principle from a land use perspective.

Competition in existing shopping centres is promoted within Paragraph 23 of the National Planning Policy Framework. In addition, through the creation of a limited amount of retail floor space associated with the B8 Use, the proposals will increase the amount of floor area dedicated to preferred uses in the District Shopping Centre.

Planning conditions will be imposed to ensure there is no outside storage associated with any of the proposed uses.

Given the commercial and busy nature of this section of Chesterfield Road, on balance, it is considered that with the imposition of planning conditions limiting operating/delivery hours, and securing measures such as a Delivery Management Plan, the proposals would not have an unacceptable impact on the amenity of surrounding uses/residents.

The design alterations are minor in nature and the introduction of new shop fronts into the Chesterfield Road elevation is welcomed.

The vehicle access points into the site are established and the site will provide sufficient car parking for both staff and customers.

Based on the above this application is recommended for conditional approval.

Case Number	17/03555/FUL (Formerly PP-06322960)
Application Type	Full Planning Application
Proposal	Demolition of garage, erection of a dwellinghouse and garage and erection of a second garage to the opposite side of the existing dwelling
Location	203 Oldfield Road Sheffield S6 6DZ
Date Received	19/08/2017
Team	West and North
Applicant/Agent	Mr J Westray
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

Proposed Site Plan and Plans: Drawing No 03 Rev A received 2nd November 2018

Proposed Site Plan and Elevations: Drawing 02 Rev A received 2nd November 2018

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and

approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

4. No development shall commence until detailed design and plans to show a flow path within the site has been submitted to and approved in writing by the Local Planning Authority,

Reason: In order to mitigate the risk of flooding and to ensure surface water is returned to the alignment of the public footpath to avoid accumulations of flood water in the development and highway environment.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

5. Details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority and the dwellinghouse shall not be used unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of the visual amenities of the locality.

6. The dwellinghouse shall not be used unless the car parking accommodation for the dwellinghouse as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

7. The dwellinghouse shall not be used unless details have been submitted to and approved in writing by the Local Planning Authority, showing how surface water will be prevented from spilling onto the public highway. Once agreed, the measures shall be put into place prior to the use of the dwellinghouse commencing, and shall thereafter be retained.

Reason: In the interests of highway safety and the amenities of the locality.

8. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

Other Compliance Conditions

9. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 2.5 litres per second to the watercourse.

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

10. The gradient of shared pedestrian/vehicular access shall not exceed 1:12 .

Reason: In the interests of the safety of road users.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the dwellinghouses shall be constructed without prior planning permission being obtained from the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property.

12. Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Monday to Fridays, and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

13. Notwithstanding the approved plans, the location of the proposed boundary treatment as per Drawing 03 Rev A is hereby not approved and details of proposed boundary treatment shall be agreed in accordance with condition 5 of this planning permission.

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

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677
Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website here:

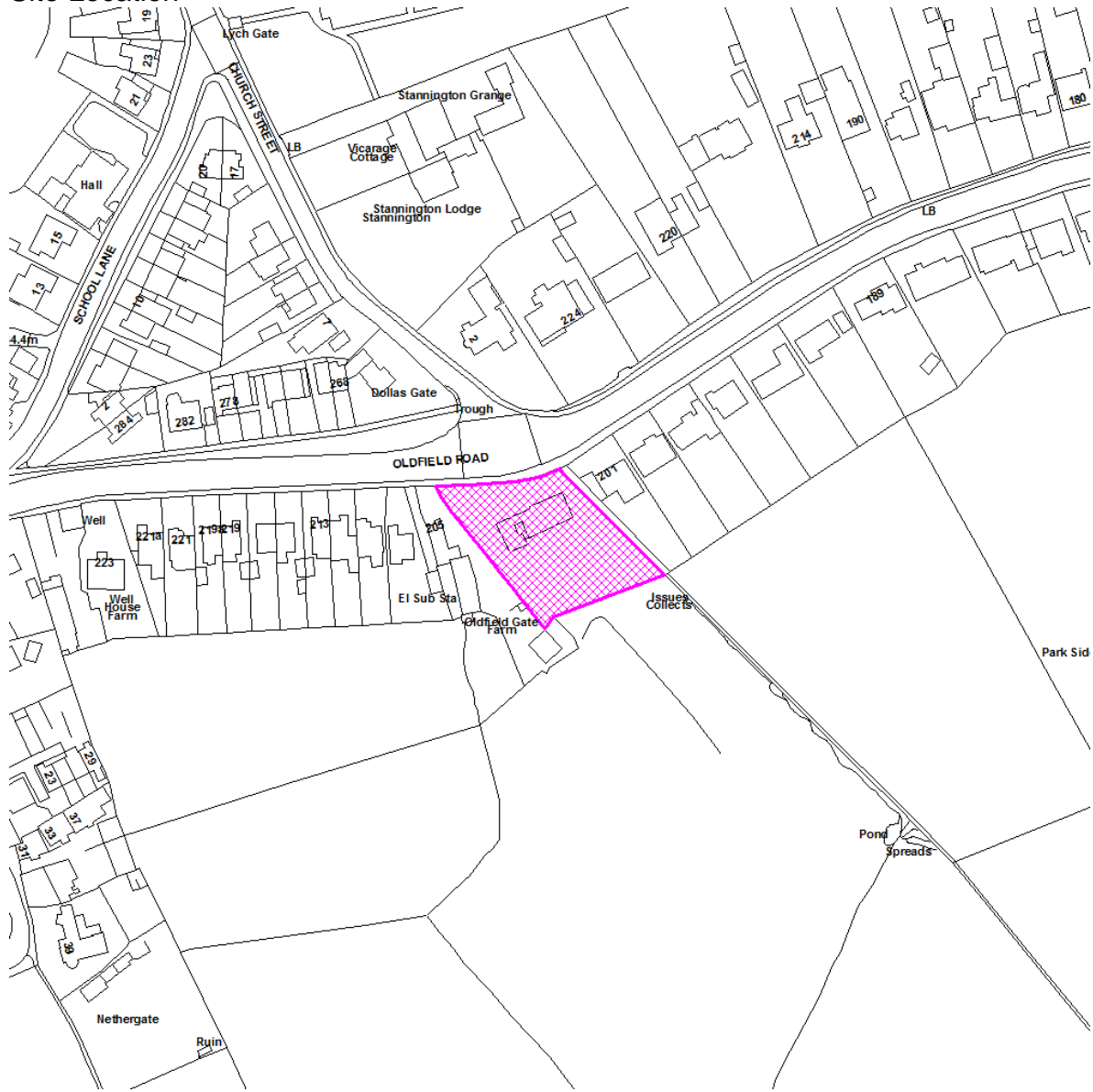
<http://www.sheffield.gov.uk/home/roads-pavements/Address-management>

For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk.

Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

4. The developer is advised that in the event that any un-natural ground or unexpected contamination is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority.
5. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0730 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from Environmental Protection Service, Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
6. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process, or a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.

Site Location



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LOCATION AND PROPOSAL

The application site relates to a detached property on Oldfield Road, Stannington which sits immediately opposite the junction with Church Street. The property has been constructed in brick and is set back from the street with a substantial garden area. The plot also has the benefit of two vehicular accesses to the front of the site onto Oldfield Road.

The surrounding area is residential in character with a mix of plot sizes. The dwellinghouses vary in size and style, with the predominant material on the street being brick, though there are examples of traditional stone properties. To the east of the site are a number of post-war and mid-20th Century brick properties, which have relatively consistent plot sizes, though the style and dwelling type do vary in character and size. To the west is a traditional stone property (No.205), which would have been an original farmhouse and has a plot size which differs to the general consistency of the mid-20th Century properties. To the west of the farmhouse at No.205 are predominantly matching mid-20th Century brick properties. The site is in close proximity to an Area of Special Character which comprises a number of traditional stone properties, including the aforementioned farmhouse adjoining the site. There is a strong building line to the east of the site, though the traditional stone property to the west breaks this building line, this is in part due to being an original property to the area, originally linked to a farm. A public footpath runs parallel to the eastern boundary, giving access into Green Belt land to the rear of the site.

The application seeks planning permission for the erection of a detached dwellinghouse with integral garage in the curtilage of an existing dwellinghouse. The proposed dwellinghouse would replace an existing attached garage. Due to the proposed loss of the garage, it is proposed to erect an attached garage on the eastern side of the existing dwellinghouse to serve No.203.

Amendments to the proposal have been submitted reducing the footprint of the property.

SUMMARY OF REPRESENTATIONS

Adjoining neighbours to the site were notified of the planning application. 25 letters of representation have subsequently been received in relation to the application proposal, having been submitted by 14 people including a councillor, and letters have also been received from Bradfield Parish Council and The Loxley Valley Protection Society.

Bradfield Parish Council have objected to the proposal with the following comments:

- Overdevelopment of the site
- Potential serious issues with regards to drainage, possibly leading to flooding.
- Obliteration of light for neighbours.

The Loxley Valley Protection Society has submitted two letters of representation as summarised:

- No.203 is a large property and has already been extended.
- We support the Parish Council and neighbour objections to this application.
- Overdevelopment of the site.
- Detrimental effect on neighbours at No.205.
- The effect on the neighbouring Stannington Area of Special Character.
- Potential problem with drainage.
- Above comments reiterated following amendments to the proposal.

Cllr Penny Baker has objected on the grounds that the building would be overbearing and not in keeping to the area.

Members of the public

Of the total number of representations noted above, 21 letters of representation from 13 members of the public have been received and are summarised as follows:

Material Planning Considerations:

Amenity

- The proposed dwelling would be too close to our boundary (No.205), bearing in mind all our windows, bar one, will be overshadowed and lose light.
- No.205 is situated at a right angle to No.203 with all main windows facing towards the site.
- Light will be severely restricted to our ground floor, which is limited due to existing extensions to No.203, trees and hedging.
- No.205 would be in permanent shadow.
- All windows face east, development would restrict views leaving only a view of brick walls and roofs (from No.205)
- We would be required to keep the kitchen light on, due to loss of light (from No.205).
- The windows and doors of No.205 are positioned on the opposite side of prevailing weather conditions and the eastern windows enabled the farmer to benefit from early morning light.
- The historic No.205 was designed for specific purposes and there are no options to alter the building design by relocating windows and doors.
- It would be overdevelopment of the plot.
- I am protected by laws of the land and I should not suffer obliteration of natural light. This is not justifiable by the Council's policies covering unsatisfactory environment for people living in Sheffield.
- The property would extend considerably more than 3 metres past the rear elevation of No.205.
- The proposed plan would harm the health and well-being of the occupants of No.205.

Design & Street Scene

- Development would be out of keeping and take up more of the open space in the area.

- The proposal would have a big negative impact upon the adjacent Area of Special Character, the farmhouse at 205 and the older cottages in the area.
- The proposal fails to address the Council's policy in relation to the Area of Special Character.
- New build comprising modern construction and materials will have negative impact upon historic Oldfield Gate Farm and Barn at No.205.
- The proposal impacts upon the historic layout by considerably reducing open space between No.203 and the historic setting at No.205.
- Proposal would negatively impact on the views and vistas within and out of the Special Character Area.
- The new build will negatively reduce not only the space between buildings, but also the quality of space between new and historic buildings.
- The proposed materials are out of keeping to the area.
- Loss of green shrubs which would be cut down for the development.
- The property would be located on a prominent position on the main road and junction.
- Visual impact of appearing to cram the house in, and at one point is less than a metre from the boundary with the Oldfield Gate farmhouse.
- Part of No.205 is within the Green Belt and the proposal would impact upon this.

Flooding & Drainage

- The proposal is within 20 metres of underground water sources
- Two drains are situated at No.203 and take underground water beneath No.205 and another on the other side of No.203 to a stream running adjacent to No.203.
- Flooding could occur.
- Heavy rain water flows freely from Church Street into the application site. Flow should not be impeded as may cause flooding.
- When the road was repaired in 2015, damage was caused to a main sewer which led to raw sewage in neighbouring gardens. Development could affect drainage system.
- More water/sewage will off-load into present pipes and should blockage occur, the pipes would be inaccessible as they would be under the new build.

Highways

- Increase in traffic coming out into an already busy road and corner.
- The relocation of the garage is located on a busy corner.

Ecology

- The proposed removal of an established hedge on the boundary of No.203 bordering the footpath provides food and shelter of wildlife.

Policy

- The planning application seems contrary to policies of the Sheffield UDP and guidance set out in the SPG, and against the core planning principle of the National Planning Policy Framework.
- NPPF paragraph 9 states that substantial development involves seeking positive improvement, not only to the built, natural and historic environments but also people's lives. The proposal can be considered substantial in this instance, in relation to the plot size, proximity to No.205 and it would not improve any of the aforementioned environments.
- The submission shows a separation of 12 metres, however national planning policy guidelines state that secondary windows should have a separation of 13 metres.

Non-material Planning Considerations

- If passed, No.205 would be devalued, whilst at the same time ironically No.203 would increase in value.
- Common Law Easement to light will be infringed upon (No.205).
- The proposed dwelling does not conform to the BREAM regulations for shading. Calculations and description has been submitted with regards to BREAM, stating that the proposal would reduce light to the property, however BREAM is dealt with via Building Control and not the Planning stage.

PLANNING ASSESSMENT

Policy Basis

The site is within a housing area as defined by the Unitary Development Plan (UDP) and therefore the following policies are relevant:

Policy H10 'Development in Housing Areas' states that housing is the preferred use in housing areas.

Policy H14 states that new development and extensions will only be permitted where they are well designed and in scale and character with neighbouring buildings, where the site would not be overdeveloped or deprive residents of light, privacy or security or cause serious loss of existing garden space which would harm the character of the neighbourhood, and it would provide safe access to the highway network and appropriate off street parking.

Also relevant are the following policies with regards to design:

Policy BE5 'Building Design and Siting' also provides design guidance stating good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions.

BE6 'Landscape Design' requires new development to provide a suitable landscape scheme with regards to new planting and/or hard landscaping and details of existing vegetation to be removed or retained. The development should try to integrate existing landscape features and also use native species where appropriate.

SDF Core Strategy

The following Core Strategy Policies are applicable:

- Policy CS74 'Design Principles' requires development to respect and take advantage of unique design characteristics within the local Neighbourhood.
- Policy CS24 – 'Maximising the use of previously developed land for new housing' states that priority will be given to the development of previously developed sites.
- Policy CS26 – 'Efficient Use of Housing Land and Accessibility' advises that housing development will be required to make efficient use of land but the density should be in keeping with the character of the area.
- Policy CS64 – 'Climate change, resources and sustainable design of developments' states that all new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and function in a changing climate. They must also be designed to use resources sustainably.

Use and Principle of Greenfield Development

The application site is designated as a Housing Area as defined by the UDP. Policy H10 states that housing is the preferred use in these areas and therefore the principle of the development is acceptable, subject to compliance with Policies H12-H16 as appropriate.

The site is a garden, and would therefore need to be considered as a Greenfield development site. The Government's National Planning Policy Framework (NPPF) states, in paragraph 48, that Local Planning Authorities (LPA) should make allowance for windfall housing sites in the five year supply but this should not include residential gardens. The NPPF goes on to say in paragraph 53 that LPAs should consider setting out policies to resist inappropriate development of residential gardens, for example where they would cause harm to the local area.

The High Court in *Dartford Borough Council v Secretary of State for Communities & Local Government* (CO/4129/2015) has judged that some residential gardens can be classified as brownfield sites. However, the judgement only applies this to gardens outside of urban areas, which does not apply to the judgement of this site.

There is, therefore, a presumption against inappropriate development in private gardens so to establish whether or not this proposal is 'inappropriate' the application needs to be set against all relevant policy criteria.

The NPPF also re-affirms previous national policy advice by excluding private residential gardens from the definition of previously developed land. Core Strategy policy CS24 gives priority for the development of new housing on previously developed land and states that no more than 12% of dwellings should be constructed on greenfield land in the period up to 2025/26. It also states that such development should only occur on small sites within urban areas, where it can be

justified on sustainability grounds. The current house completion database shows that 5.05% of new houses have been built on Greenfield, well within the 12% threshold.

The site is within an existing urban area, and the single dwelling would be in scale and form with the surrounding area. The traditional stone properties in the area have varying footprints and plot sizes compared to the mid-20th Century brick properties, however the proposed plan and plot submitted under this planning application is generally in keeping to the mid-20th Century properties in the local area. In this context, the development of this small Greenfield site for new housing complies with the aims of policy CS24.

Density

Policy CS26 states that new housing will be required to make efficient use of the land, but the density of new housing should be in keeping with the character of the area. For the majority of the urban area, which includes the application site, this policy recommends a density of 30-50 dwellings per hectare, however it also states that densities outside this range will be permitted where they achieve good design, reflect the character of an area or protect a sensitive area. The site area of this application is approximately 0.05 hectares, which results in a density of 20 dwellings per hectare. The proposal is below the recommended density for the area; however the application proposes a single dwelling with garden that is comparable in size with the mid-20th Century properties mentioned above, though it is noted that there are varying plot sizes in the area including the application as existing and the adjoining plot at No.205. Given that the proposal shown is generally in line with the plot sizes of the mid-20th Century properties to the east and west of the site, it is therefore considered that the proposal would reflect the character of the area.

It should also be noted that Sheffield can only currently demonstrate a 4.1 year housing supply of deliverable housing sites across the city. While less weight can be given to housing supply policies in the development plan as detailed in the NPPF, it is considered that the proposed development of this site for a single house would make a small but positive contribution to housing land supply across the city and should be given weight as a material consideration.

Design and siting

Policy H14 (a) requires that “new buildings and extensions are well designed and would be in scale and character with neighbouring buildings”. This requirement is reflected in Policy BE5 which requires new buildings to be well designed, respect the character of the area and utilise sympathetic design and materials. Core Strategy Policy CS74 is also relevant and states that “high quality development will be expected which should respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods”.

Proposed Dwellinghouse with integral garage

The submitted drawings show a proposed detached house with integral garage. It is proposed to be finished in brick and concrete roof tiles to match the existing house

on the site. The proposed house would be situated between the large detached brick dwellinghouse which is currently on the site and a neighbouring traditional stone farmhouse, which is located at a right angle to the site. The property would have a separation of approx. 1.3 metres from the existing house on the plot which is generally consistent with the separation between properties to the east. The separation to the farmhouse is approx. 12 metres, however a greater separation is required in this instance for reasons of outlook and light for the neighbour due to the orientation of that property. These two neighbouring plots are exceptions on this side of the street, as the mid-20th Century properties to the east and west have consistent plot sizes. The street scene has a clear mixture of housing styles, with detached, semi-detached and bungalows all evident on the street scene. The predominant material is brick, with a darker brown brick on properties to the east of the site, and a lighter buff brick to the properties to the west. The farmhouse at No.205 adjoining the site is natural stone, as are numerous properties on the opposite side of the street.

The dwellinghouse would have a dual-pitched roof with gable facing towards the street and also includes a hipped roof to a portion of the dwelling which is to be set back. The dwellinghouse would be unique to the street, but would have similarities to the varying dwelling styles in the area.

It is noted that there are concerns from members of the public that the proposal would harm the adjoining Area of Special Character (ASC) which is designated under the Sheffield Unitary Development Plan (UDP). The ASC includes the neighbour at No.205 and properties on the opposite side of the street, running up to the Nethergate area to the west. These properties within the ASC are predominantly the traditional stone buildings which are original to the area and add significant character. The application site, and post-war and mid-20th Century properties to the east and west are however not within the ASC. It is considered that the proposed scale and massing of the dwellinghouse as submitted is appropriate in the context of the street scene. Although the dwellinghouse is contrasting to the traditional farmhouse at No.205 and other properties situated within the Area of Special Character, members are advised that there is a clear precedent on the street scene, with numerous brick dwellinghouses and therefore the proposal as submitted is not considered adverse to the character of the area or street scene.

It is noted that residents have also raised concerns with the loss of the open aspect between the No.203 and No.205, however the proposed dwelling would have a similar separation from No.203 than those currently situated on the street and thus is not considered to be adverse to the existing nature of the area.

Whilst the proposed design is not considered to be contrary to the general character of the area, should members be minded to grant the application a condition is recommended to be attached for the approval of facing materials. This is to ensure an appropriate quality of finish to the building.

New Garage

As the proposed dwellinghouse would replace an existing garage which is currently used by No.203, it is proposed to erect a replacement garage to the east side of the existing dwellinghouse. This would be a similar size to that of the existing and would

be constructed in matching materials to the house. It is therefore considered that the proposal would be acceptable and would not be harmful to the street scene.

Residential Amenity

Policy H14(c) states that new development should not cause over-development, deprive residents of light, privacy or security or cause serious loss of existing garden space which would harm the character of the neighbourhood.

Proposed Dwellinghouse

The proposal as submitted is only considered to have the potential to affect the existing property on the site and the adjoining neighbour at 205. There are no immediate neighbours beyond the rear boundary and it is considered that the proposal would have a suitable separation from the neighbours opposite (approx. 52 metres) to not affect their living conditions.

The neighbour at No.205 is situated at a right angle to the application site, with all main windows gaining outlook and light from an easterly direction overlooking the application site. The residents of No.205 and numerous other members of the public have raised concerns to the potential impact to No.205, notably with regards to a potential loss of light and outlook.

There are no specific guidelines in relation to the construction of new dwellings, however privacy and separation distances set out in the SPG 'Designing House Extensions' are a useful benchmark to assess the potential impact to neighbouring properties.

Given that the potential impact to neighbouring property is in relation to two properties, these are discussed in turn below:

Assessment in relation to No.205 (Farmhouse).

This neighbouring property is located at a right angle, with all their main windows facing towards the application site. The SPG states that any two-storey extension should not be placed nearer than 12 metres in front of ground floor main windows of a neighbour. It also states that extra storeys may require a greater distance, and that level differences may also change these requirements.

The proposed dwelling is shown to be two-storey and would replace an existing single-storey attached garage. The majority of the resulting built form at ground floor level would be approx. 1.8 metres closer to No.205 than is currently in situ, though a portion of the proposed dwelling which is to be set back from the front elevation would be 4 metres closer. Given that the property is to be two-storey, the first floor level would be approx. 6.7 metres closer to No.205 than the existing two-storey house on the site.

The portion of the proposed dwelling which is to be set back from its front elevation and would be closer to No.205 would generally be screened from the main windows of the property at No.205 by an attached barn within its own grounds. It is considered that this part would not have a significant impact upon outlook or lighting levels due to the separation, though it is noted that it would prevent views across to the Green

Belt land beyond. It is noted that retention of a view is not a material planning consideration.

The submitted plans show that the nearest part of the proposed house would be approx. 12 metres away from the nearest main windows of No 205. This distance accords with the above guidance. It should also be noted that the application site is on a slightly lower land level (approx. 1 metre) than No.205, which reduces potential impact further. The roof pitch of the proposed house has been amended so it is orientated to ensure that the roof slopes away from the neighbour, to give some reduction in potential impact to this adjoining neighbour. No.205 faces towards the east and therefore it is accepted that daylight will be affected to a degree in the morning, however the assessment needs to consider whether or not the loss of light incurred is so significantly harmful that would be detrimental to the living conditions of this neighbour.

The property as existing faces a two-storey gable end, with a single storey garage attached. The outlook would therefore not be significantly different than existing, though it is accepted that the proposal would be 1.8 metres closer at single-storey level, with the introduction of a two-storey form bringing a first floor level approx. 6.7 metres nearer than the existing house on the plot. In this instance, it is considered that the 12 metre separation distance between the proposed dwelling and No.205, together with the land level difference would be acceptable on balance and would ensure that No.205 retains adequate outlook and lighting levels.

The submitted plans indicate a single ground floor window would be located within the side elevation facing No.205. A condition is recommended to be imposed to ensure that this window is obscurely glazed. It is also advised that permitted development rights are removed by condition to ensure that no further windows are inserted without prior approval of the Local Planning Authority. This will ensure that privacy is maintained between the properties.

Assessment in relation to No.203

The proposed dwelling would not project forward of the existing property on the plot. It would however project beyond the rear elevation, but not to an extent which would harm the living conditions of the occupiers of the house. It would accord with Guideline 5 of the SPG which states that two-storey extensions should not project any further than the distance to the nearest neighbouring ground floor main window. This criterion can be applied in terms of a two-storey house being sited adjacent to an existing house.

The rear windows in the proposed dwellinghouse would allow some overlooking to No.203's garden, however a degree of overlooking is generally accepted in housing areas. A condition is recommended to ensure the erection of suitable boundary treatment for reasons of privacy.

The proposed dwellinghouse as submitted is not considered to harm the living conditions of No.203.

Proposed garage

The garage would be located on the eastern side of the existing property at No.203 and would sit alongside a public footpath which runs parallel to the eastern boundary

line. The proposed garage is considered to be a suitable separation distance from all neighbouring property to not affect neighbouring living conditions.

Highways

Highways officers have no objection to a proposed dwellinghouse in the location shown. The site has two existing vehicular accesses, one of which will be used for the proposed new dwellinghouse. Whilst it is noted that the introduction of a new dwellinghouse would increase vehicular movements to and from the site, it is not considered that vehicular movements associated with a dwellinghouse would create such substantial harm to highway safety.

The proposed dwellinghouse would have an integral garage and a driveway suitable for at least two cars to park.

The existing property would include the construction of a new garage and would also have driveway parking suitable for at least two cars to park also.

It is therefore considered that both properties would have suitable parking provision and would utilise existing accesses and thus would not negatively affect highway safety.

Landscaping

In line with policy BE6 'Landscape Design' from the Unitary Development Plan (UDP), good quality landscape design will be expected in new development.

The submitted plan shows that the proposed dwellinghouse and the existing dwellinghouse would both have a large garden. A degree of existing landscaping is shown on the submitted plans; however a condition will be attached to ensure adequate landscaping is provided for the new dwellinghouse.

Flood Risk and Drainage

Policy CS67 relates to Flood Risk Management and sets out how the extent and impact of flooding will be reduced.

Sheffield's Strategic Flood Risk Assessment confirms that the application site is located within Flood Zone 1, and therefore has a low probability of flooding. Consideration to the potential risk of flooding from other sources is required to be considered also.

There is a 300mm diameter watercourse along the eastern boundary of the plot. The exact location and condition would need to be determined and if coinciding with the development footprint would need to be made good, with new manhole access installed. This would require a separate consent via the Sheffield Council Consenting Officer.

Surface water flood maps for the area indicate a flow path through this property, along the line of the watercourse, but these maps are only indicative of paths of rainwater surface flow based on topography and do not necessarily recognise the presence of the actual watercourse in picking up and conveying flows. It is recommended that a flow path in front of the property within the site is provided, to allow flows to return to the alignment of the public footpaths avoiding accumulations of flood water in the overall development and highway environment. If members are advised to grant the application, a condition is recommended to be imposed to ensure flow paths are provided within the site.

Land Contamination

Owing to the use of the site, a residential garden, it is not considered that contamination is an issue in this instance. A directive will however be attached to inform the applicant that should any contamination be found, then the Council's Environmental Protection Service should be contacted.

Ecology

The proposed dwellinghouse is to replace an existing garage located within the curtilage of an existing dwellinghouse. It is not considered that the proposal would result in harm to local wildlife given the existing layout.

Furthermore, the proposed garage is to be adjacent to the public footpath which runs alongside the eastern boundary. The front corner of the proposed garage would be in close proximity to the boundary line and may require some pruning to the existing hedging on the boundary. It is noted that the removal of this hedge could be undertaken without planning permission.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced on the 15th July 2015 and replaces all other financial contributions with the exception of affordable housing. The site lies within housing zone 3 where residential development is subject to a charge of £30 per square metre. The relevant form has been completed.

RESPONSE TO REPRESENTATIONS

The majority of concerns have been addressed within the body of the report. It should be noted that 'Right for light' is a separate legislation from planning and the BREAM calculations submitted are subject to building regulations and not planning.

The reference made to a National Planning Policy Guideline specifying a 13 metre separation distance has been queried; however no document or evidence has been submitted to support this nor counter the 12 metre separation stated within the Council's SPG.

SUMMARY AND RECOMMENDATION

The applicant is seeking full planning permission to erect a new detached dwellinghouse with integral garage in the grounds of an existing dwellinghouse on Oldfield Road, Stannington. The dwellinghouse would replace an existing attached garage. Due to the loss of the garage, a new garage is proposed to the eastern side of No.203.

It is considered that the proposed dwellinghouse is acceptable in terms of its design and positioning and therefore will not be harmful to the appearance of the street scene or neighbouring Area of Special Character. It is also considered that the amendments to the roof design and separation from No.205 is suitable to prevent undue harm to the living conditions of that neighbour. The level of parking provided for both the new dwellinghouse and the existing house is considered acceptable and would not give rise to harm to highway safety.

Whilst the density is lower than that recommended by Policy CS26, it is considered that a single dwellinghouse would conform to the general plot sizes in the locality and thus not detract from the area.

The above assessment has been carried out in accordance with local and national planning policy. The proposed development is considered to be in overall accordance with UDP policies H10, H14 and BE5 relating to residential developments and the built environment. The proposal is also considered to accord with Core Strategy Policies CS24, CS26, CS67 and CS74.

In light of the above, it is therefore recommended that this planning application be approved subject to the imposition of a number of conditions.

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Case Number	17/01781/FUL (Formerly PP-06023062)
Application Type	Full Planning Application
Proposal	Change of use of land from informal open space to football pitches / overspill car park including the erection of a 3m high chain link fence around the periphery of the pitches. Provision of 5 further car parking spaces to be accessed from Botham Street and the erection of a low post and rail fence around informal open space between Cyclops Street, Grimesthorpe Road and Margate Street (AMENDED DESCRIPTION)
Location	Land Between Grimesthorpe Road Margate Street And Cyclops Street Sheffield S4 8EN
Date Received	27/04/2017
Team	West and North
Applicant/Agent	Catalyst Regeneration (UK) Ltd
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

Drawing 1806-07 Rev B, received 13th December 2017

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. No development shall commence until full details of measures to protect the existing trees to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

4. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority. This shall include details of the proposed surfacing of the football pitches and parking spaces as well as details of replacement/ supplementary planting to compensate for the loss of any trees.

Reason: In the interests of the visual amenities of the locality.

5. Before the commencement of development plans shall be submitted for approval by the Local Planning Authority showing full details of the proposed ball stop fencing including details of materials. Unless otherwise agreed in writing by the Local Planning Authority, the fencing shall be a minimum of 4.5m in height from pitch level, along the boundary with properties on Petre Drive and on the east and west end elevations. Thereafter development shall proceed in accordance with the approved plans and the football pitches shall not be brought into use until such fence has been installed and thereafter maintained.

Reason: In the interest of the amenity of occupiers of neighbouring property.

6. Before the commencement of development plans and cross sections shall be submitted for approval by the Local Planning Authority, showing the levels of the proposed football pitches relative to the highways and neighbouring land.

Development shall thereafter proceed in accordance with these approved details.

Reason: In the interest of the appearance of the area.

7. Prior to the commencement of development full details of any floodlighting shall be submitted to the Local Planning Authority for approval. These details shall include a lighting report, demonstrating how light spill will be minimised and shall be prepared in accordance with guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light" (or its replacement). The proposed floodlighting shall thereafter be provided in accordance with the approved details.

Reason: In the interests of the amenities of the locality and occupiers of adjoining

8. Any flood lights that are to be installed shall only be used between the hours of 0800 and 2200 hours on any day. This shall be controlled by way of an automated lighting control, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter maintained.

Reason: In the interests of the amenities of occupiers of adjoining property.

9. Prior to the pitches hereby approved being brought into use, a Community Use Agreement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of pricing policy, hours of use, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of the use of the development.

Reason: To secure well managed safe community access to the sports facility.

Other Compliance Conditions

10. The soft landscaped areas shall be managed and maintained for a period of 5 years from the date of implementation and any plant failures within that period shall be replaced in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality.

11. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

12. Unless otherwise indicated on the approved plans no tree, shrub or hedge shall be removed or pruned without the prior written approval of the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

13. No gates shall, when open, project over the adjoining highway.

Reason: In the interests of pedestrian safety.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980. You should apply for permission, quoting your planning permission reference number, by contacting:

Ms D Jones
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6136
Email: dawn.jones@sheffield.gov.uk

3. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

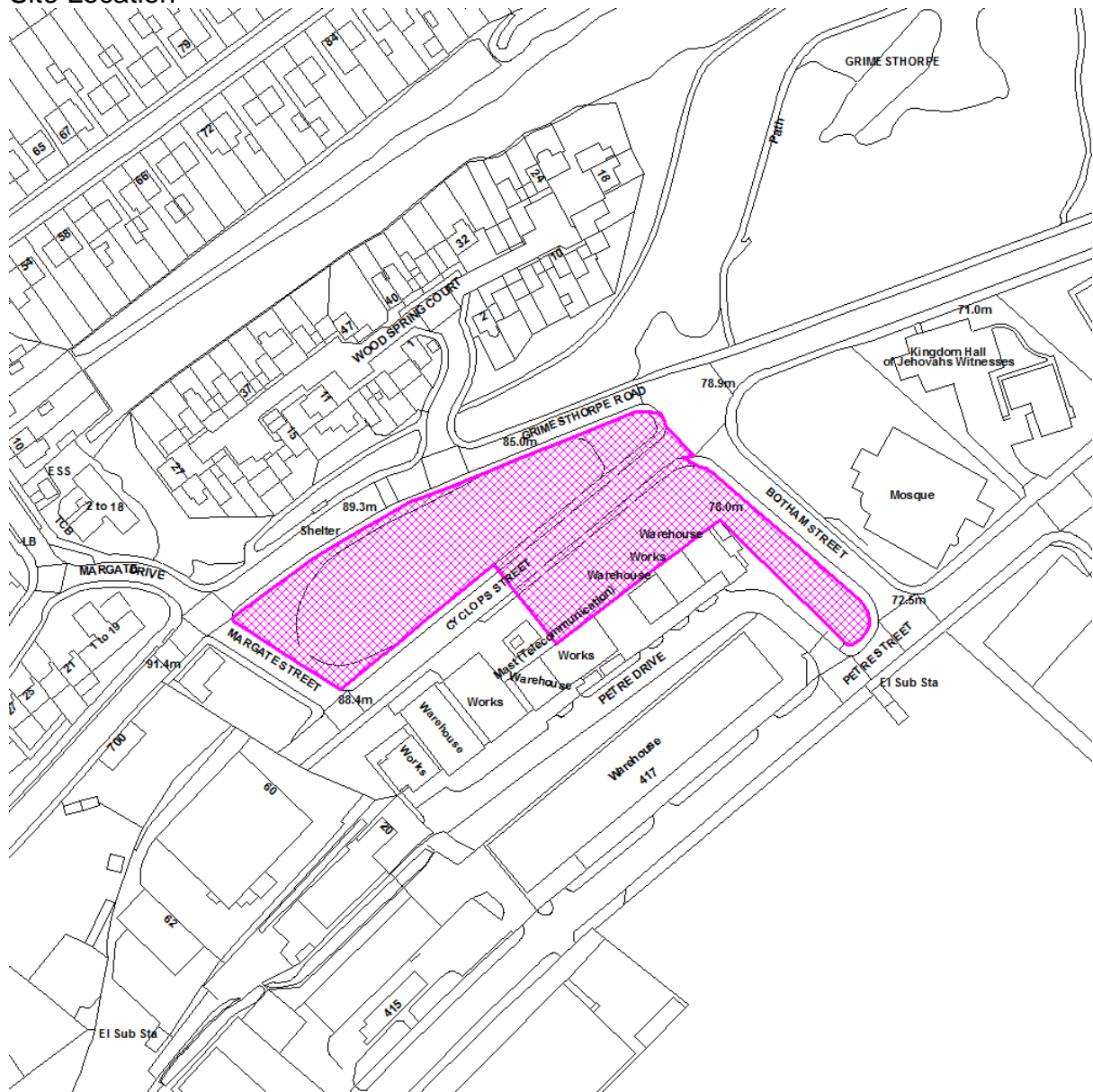
You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division

Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349
Email: james.burdett@sheffield.gov.uk

Site Location



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LOCATION AND PROPOSAL

The application relates to an area of land between Grimesthorpe Road, Cyclops Street, Margate Street and Botham Street and consists of the following parcels of land:

- A triangular parcel of land between Grimesthorpe Road, Cyclops Street and Margate Street which is currently covered by trees with grass verges around the periphery;
- An open area of land to the south of Cyclops Street which is currently grassed. This site is elevated above commercial properties further to the south on Petre Drive;
- Land which fronts onto Botham Street and is currently covered by trees / shrubs.

The proposal has been amended since its submission.

Initially consent was sought to close Cyclops Street at the junction with Botham Street, to provide an enlarged parking area and recreation area for use by the neighbouring Mosque which is currently under construction on the opposite side of Botham Street. The scheme also proposed the formation of a new access road through the parcel of land which fronts onto Grimesthorpe Road to create a bus turning circle.

Following an objection from the South Yorkshire Passenger Transport Executive regarding the closure of Cyclops Street and the formation of a road the plans have been amended. Consent is no longer sought for the closure of Cyclops Street and the formation of a new access road.

Planning permission is now sought for the formation of 5 parking spaces, accessed directly from Botham Street, as well as the creation of two five-a-side football pitches on the piece of land adjacent to Cyclops Street. These would be enclosed with a 3m and 4.5 m high fence and would be surfaced so that they could also be used as overspill parking for the Emaan Trust Mosque, providing 42 additional parking spaces. The parcel of land between Cyclops Street and Grimesthorpe Road would remain as it is, however a low post and rail fence is proposed to prevent this area being used for parking.

The site is identified on the Unitary Development Plan Proposals Map as being within a Fringe Industry and Business Area.

RELEVANT PLANNING HISTORY

There is no planning history relating to this site. The Emaan Trust Mosque that is currently under construction on the neighbouring parcel of land, which would utilise the car park and football pitches, was granted planning permission under application 06/03268/FUL in February 2008, and amended by application 11/00642/NMA in June 2014.

REPRESENTATIONS

When the application was initially received 18 representations were received. These all objected to the proposed development and raised the following concerns:

The football pitches could result in damage to premises and cars parked to the rear on Petre Drive which are at a lower level, due to balls coming over the fence.

The development could lead to an increased number of youths within the area which may result in vandalism, litter and anti-social behaviour.

The development may result in trees being cut down [along Grimesthorpe Road] having an adverse impact upon the appearance of the area and wildlife.

The football pitches would lead to more traffic, particularly in the evening which would have an adverse impact upon neighbours.

The five parking spaces on Botham Street would be dangerous with cars reversing out of these spaces onto the road.

The trees between Botham Street and Petre Drive form a natural barrier between the two streets and should be retained.

The proposal would reduce the number of on-street parking spaces available which would make things difficult for workers at the neighbouring businesses.

The new road layout could make manoeuvring difficult for the large lorries that access neighbouring businesses.

If the pitches are to be floodlit the development could result in light pollution.

The open space is used by local residents and workers for exercise and relaxation and contributes positively to the area.

The trees reduce pollution and noise and act as a buffer between the commercial and residential properties.

Buses operating in the area use the roads for turning purposes and if buses were to cease operating in the area as a result of the development this would have an adverse impact upon occupiers of the nearby residential properties, many of which are elderly.

Providing additional parking would make people more likely to travel to the Mosque by car rather than using public transport or walking or cycling.

A few of the objections did set out that more designated off road parking to accompany the mosque opening can only be advantageous to ease traffic conditions in the area.

The fencing off of the green areas will prevent public access.

The existing roads could be retained and remodelled.

The ball stop fencing would not be of sufficient height to prevent balls from escaping and an increase in height of the fencing would have an adverse impact upon the character and appearance of the area.

The scheme would not benefit the wider community.

The development would restrict access to existing businesses and may prevent emergency services from accessing.

Following the receipt of amended plans a further round of public consultation has been undertaken. This has resulted in 5 objections, all from parties that had raised objections to the initial scheme. These raise the following issues:

The five parking spaces along Botham Street are likely to be extended in the future and this would have an adverse impact upon the character and appearance of the area.

The football pitches would cause a nuisance to neighbouring property and any increase in height of the fencing would have an adverse impact upon the character and appearance of the area.

Previously businesses have not been able to purchase the land [between Botham Street and Petre Drive]; having been told it forms a natural barrier.

Additional on-street parking would be detrimental to local businesses and buses. Double yellow lines are required to prevent indiscriminate parking around entrances to local businesses.

PLANNING ASSESSMENT

Policy

The site is identified on the Unitary Development Plan Proposals Map as being within a Fringe Industry and Business Area.

UDP Policy IB6 sets out that business, general industry and warehouses are the preferred uses with car parks and leisure and recreation facilities an acceptable use.

Policy IB9 sets out that in Industry and Business Areas development will be permitted provided it would not lead to a concentration of uses which would prejudice the dominance of business and industry within the area; it would not cause visitors or residents to suffer from unacceptable living conditions; it would be of a scale and nature appropriate to the site and would provide safe access to the highway network and appropriate off-street parking.

Permission is sought for the creation of two five-a-side football pitches on a piece of land that is currently an open grassed area next to Cyclops Street. The space would be fenced off and re-surfaced so that it could be used as overspill parking if there happens to be an event at the Mosque. The parking would be controlled by

marshals. The football pitches would be managed by the Mosque and would be available for wider community use.

The use of the site for these purposes accords with UDP Policy, being an acceptable use within the Fringe Industry and Business Area as set out in UDP Policy IB6.

The development would not prejudice the dominance of business within the area with commercial properties remaining most prevalent.

The site is currently grassed but is not identified on the UDP Proposals Map as being an Open Space area. Core Strategy Policy CS47 seeks to safeguard open space from development and sets out that development of open space will not be permitted where it would result in the loss of open space that is of high quality or of heritage or ecological value.

The site is of limited ecological value and is not of high quality. There are other areas of informal open space within the area and the local residents would still have access to the informal open space between Cyclops Street and Grimesthorpe Road.

The proposed football pitches would be available for use by the wider community and so the proposed development would not result in a net loss of open space; rather it would go from an informal space to the provision of formal sports pitches.

Affect upon Neighbouring Property

Concerns have been raised by the owners of neighbouring businesses (which are at a lower level on Petre Drive) regarding the footballing use of the site. Representations, express concerns that the 3m high fencing shown could easily be breached resulting in damage.

As the roof levels of these properties are at a similar level to the site consideration has also been given to people potentially being tempted to access the roofs to retrieve stray balls (the roofs of the neighbouring businesses do however slope away from the site and so, in reality a ball would be more likely to roll off the roof onto Petre Drive).

To prevent damage to neighbouring property the applicant is agreeable to raising the height of the fencing to be 4.5m along this rear elevation as well as on the end elevations, behind the goals.

No details have been provided of floodlighting to the pitches or the proposed hours of use. It is recommended that a condition be attached to any consent requiring such details to ensure that local residents are not disturbed by light spill and noise late into the evenings.

Affect Upon Character and Appearance

To the west of the site is a phone mast and several trees (birch and rowan) which would provide a degree of screening when viewed from this direction. On the other end, towards the corner with Botham Street are further trees which the applicant has

indicated would be retained and supplementary planting would be undertaken. The pitches would largely be obscured from view from properties on Wood Spring Court by the existing trees on the opposite side of the road which are to be retained.

There are level changes across the site and the applicant has indicated that the pitches would be dug into the site, with a step between the two pitches, which would also assist in minimising the impact that the fencing would have. It is considered that, on balance the proposed development would not be harmful to the character and appearance of the area.

Highways

The proposed car park (which could accommodate up to 42 cars) raises no highway safety concerns.

On Botham Street opposite the Mosque, 5 parking bays are proposed. These would be accessed directly from the highway. The parking spaces would be surfaced with grasscrete to retain a 'green' appearance. The development may result in the loss of a couple of trees within the tree group to the rear of the parking bays; however these are not of significant merit and replacement planting can be required by way of a planning condition.

These proposed parking bays do not pose any highway safety concerns.

The submitted plans also indicate that a low post and rail fence would be erected around the parcel of land between Cyclops Street and Grimesthorpe Road. This would be 0.3m in height so that people could still access the site by stepping over the fence, however cars would be prevented from parking on the land. The erection of such a fence would not require planning consent and is a welcome measure to prevent indiscriminate parking once the Mosque opens.

SUMMARY AND RECOMMENDATION

Planning permission is sought for the creation of two five a side football pitches on land adjoining Cyclops Street which could also be used for overspill parking for the Emaan Trust Mosque which is nearing completion. In addition consent is also sought for the creation of 5 parking spaces which would be accessed directly from Botham Street.

The development would not prejudice the dominance of Industry and Business within the area and the use of the land for parking and football are acceptable uses within this Fringe Industry and Business Area.

The sports pitches would be owned and managed by the Mosque but would be available for anyone to use.

It is considered that on balance the proposal would not be harmful to the character and appearance of the area and would not have an adverse impact upon neighbouring businesses. The proposal raises no highway safety concerns.

The development would accord with UDP Policy IB6 and IB9 as well as Core Strategy Policy CS47 and so it is recommended that planning permission be granted with conditions.

Case Number	17/01148/FUL (Formerly PP-05919039)
Application Type	Full Planning Application
Proposal	Retention of existing cafe and extensions to form toilets and storage area including changes to opening times to 07:00 to 23:30 on two occasions per month for functions/events (Amended Plans and Description)
Location	Stannington Park Stannington Road Sheffield S6 6BX
Date Received	16/03/2017
Team	West and North
Applicant/Agent	Mr M McGrail
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

Dwg No: 201 rev A - Site Plan (proposed) received 6th December 2017
Dwg No: 203 - Proposed Planning (floor plan) received 6th October 2017
Dwg No: 202 - Proposed Planning (elevations) received 6th October 2017

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

Other Compliance Conditions

3. The building shall be removed on or before the 19th December 2022.

Reason: In the interests of the amenities of the locality owing to the design and external appearance of the mobile building.

4. The building shall be used for the above-mentioned purpose only between 0700 hours and 1800 hours on any day except on two separate occasions per calendar month (inclusive of Temporary events notice [TENS]) when the building can be used between 0700 hours and 2330 hours.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

5. No amplified sound or live music shall be played within the cafe at above background levels, nor shall loudspeakers be fixed externally nor directed to broadcast sound outside the building at any time.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

6. The outside seating areas shall only be used between 0700 hours and 1800 hours on any day.

Reason: In the interests of the amenities of the locality and occupiers of adjoining properties.

7. The bi-fold door glazing systems serving the outdoor areas of the premises shall remain closed from 2000 hours on all days, save for access and egress or in case of emergency.

Reason: In the interests of the amenities of the locality.

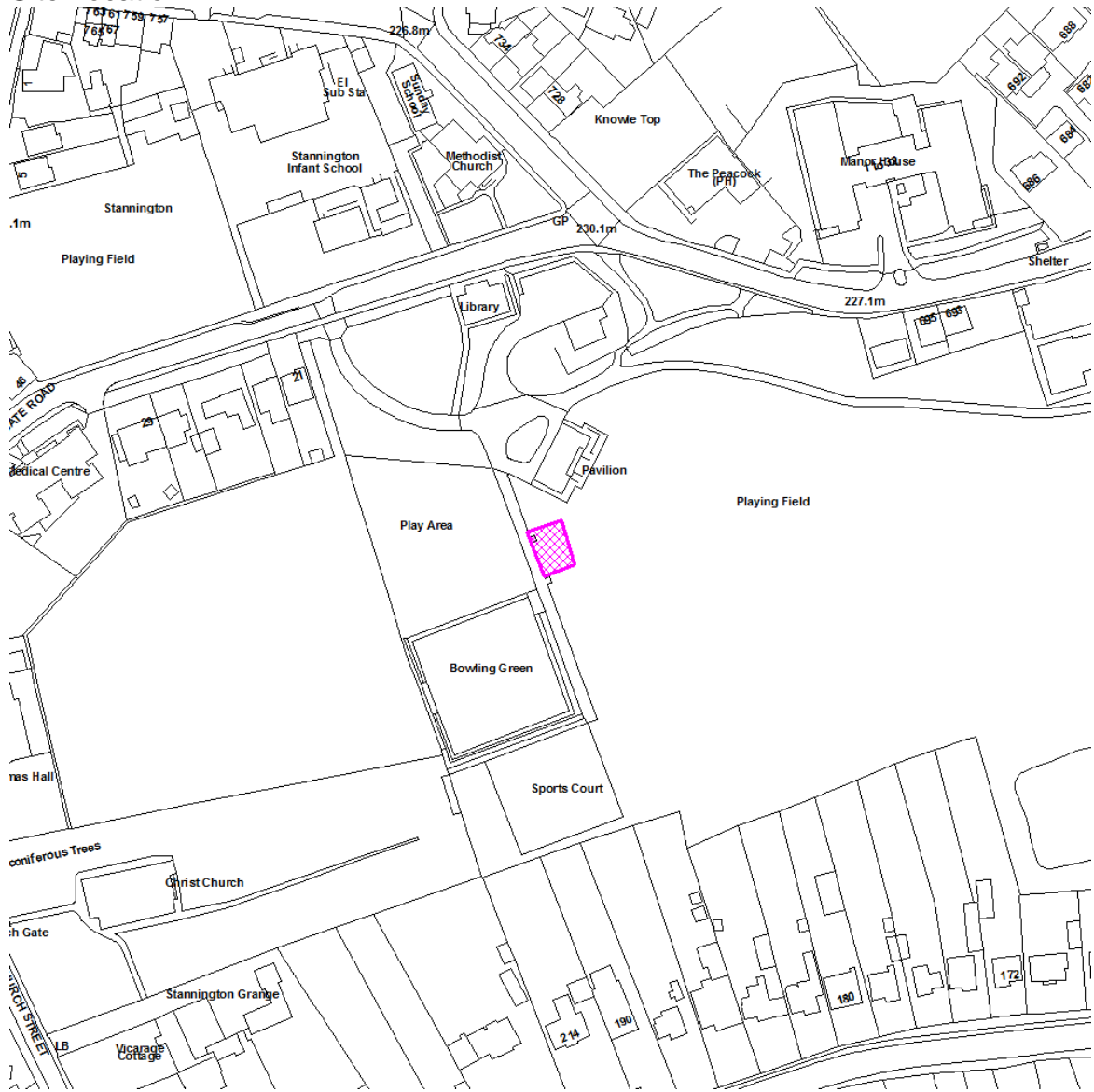
8. Within 1 month of the date of this decision a suitable receptacle for the disposal of litter shall have been provided outside of the premises and thereafter retained at all times during the opening hours authorised by this consent.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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INTRODUCTION

This application was previously presented to planning Committee on the 19th December 2017. The application was deferred from the previous committee in order that the applicants could give consideration to amending the proposal to remove the request to operate the café until 2330 hours on two occasions per month. The applicant has requested that the application is reconsidered by members based on the hours of use originally proposed.

The Councils Parks and Countryside department who originally agreed the terms of the lease (separate from the planning consent) of the café have written in support of the application. Parks and Countryside's comments are summarised in the representations section of this report.

LOCATION AND PROPOSAL

This application relates to an existing café building (Reserved Café) which is located at the western end of Stannington Park adjacent to the Children's play area.

Two previous planning consents have been granted for a café building on this site in 2010 and 2014. Both previous planning consents were time limited due to the temporary nature of the building. The latest consent expires on the 6th February 2019.

This application seeks permission for the following;

- Renewal the planning consent for the cafe,
- Extensions and minor alterations to the café building to provide storage facilities and publically available toilet facilities,
- Alterations to the hours of opening of the café until 2330 hours on two occasions per calendar month for functions/events.

The site is located in Stannington Park which is an allocated Open Space Area as defined in the adopted Sheffield Unitary Development Plan.

RELEVANT PLANNING HISTORY

10/03480/FUL – Erection of log cabin style building to form cafeteria – Granted Conditionally.

13/04166/FUL - Siting of pre-fabricated building to form cafeteria (Email received 04/02/2014) – Granted Conditionally.

SUMMARY OF REPRESENTATIONS

The application was advertised by way of neighbour letter and site notice.

A total of 22 Letters of representation were received during the first round of public consultation (April 2017) including comments from Loxley Valley Protection Society (LVPS) and Bradfield Parish Council. The issues raised are summarised as follows:

20 representations in objection

- The extension will result in the loss/reduction in publicly owned park/recreation space paid for by the tax payer for the benefit/profit of a privately owned business.
- The current café does not enhance the park and the extended building will become an eyesore and is not in keeping with the park or local area.
- Outside seating associated with the cafe encroaches into the park area and if the extension is allowed the café will take up most of the top end of the park.
- Increase in littering which is already a problem.
- Events already take place (beyond its hours of use restrictions) and extensions to the premises and its hours of use will increase the numbers of people who can use the venue causing noise and disturbance issues.
- The inclusion of a bar on the plans indicates that the café will be selling alcohol causing noise and disturbance issues.
- Increase noise and disturbance from people smoking and using the outside terrace areas in the evening.
- If allowed to grow and change the establishment would be more akin to a nightclub/public house which would impact on one of the few remaining green and safe spaces for local youngsters.
- Reduction in public amenity/recreation space in the park
- There are other licensed premises in the locality already.
- Secure gates should be fitted to the play area to prevent late night revellers spilling out of the café and into other areas of the park.
- Loud music has been heard coming out of the premises.
- Lack of adequate parking facilities – the existing 8 car parking spaces in the park are already used by a multitude of different users of the park and increase capacity of the café will increase demand for parking.
- Increased use of the access road into the park endangers pedestrians. Measures required of the applicant to minimise the impact of vehicles accessing the site.
- Servicing issues damage verges.
- Potential for public nuisance issue to arise from unsupervised use of the public toilet.
- Safeguarding issues will arise as children cannot be adequately supervised using different parts of the park due to the position of the building.
- The café provides a screen to potential antisocial behaviour.

Loxley Valley Protection Society (LVPS)

The concerns of local residents are shared by LVPS particularly that of possible noise & disturbance if opening hours are extended & alcohol is permitted on a bring your own basis; and the suitability of a public park with limited parking facilities to support such an enterprise. If permitted the extension should be constructed and be of a temporary nature.

1 neutral representation from Bradfield Parish Council

No objections to this planning application providing that all planning rules are followed; however there are concerns regarding the loss of open recreational space.

If the application were to be approved the Parish Council would suggest that the toilet facilities should be open to park users.

1 representation in support

The café is a welcome addition and will be improved further by the provision of toilets.

In relation to the amended plans 17 letters of representation (in objection) were received following a further round of public consultation undertaken in October 2017 including comments from LVPS and Councillor Penny Baker. The issues raised are summarised as follows:

- No objection to 1800 hours opening however extending the opening hours until 2330 hours would not benefit the local community and could potentially cause disturbance.
- There is no necessity for any further expansion of the cafe or its opening hours.
- This cafe is not an asset to the village and is restricting the open space in the village.
- Extending the café would lead to the loss of additional green space.
- There is a children's playground right next to the café, this area should be for children and not for the commercial benefit of the cafe owner.
- Potential for broken glass, bottles and litter on the playing fields near to the children play area.
- There is insufficient lighting or security for the opening hours to be extended.
- Concerns with the potential to serve alcohol in the premises as this will cause noise and disturbance issues.
- The premises lie in an elevated position within the park, not far from residential properties and longer evening opening hours with general cafe/bistro use would cause noise and potential disturbance to neighbouring residents.
- Increased storage will lead to a larger premises and increased impact on local residents.
- A small village park is not the ideal location for this establishment and there are already other established food and drink facilities in the locality.
- The driveway to the park is badly damaged with potholes and the grass verges are very muddy.
- Existing park entrance is becoming dangerous with the additional traffic.
- Lack of lighting on the park access gives rise to safety concerns for pedestrians.
- The public have not been informed or consulted on the proposal to extend the original planning consent for a further 5 years. As such the application should be deferred from the planning committee until details with regard to the planning consent are clarified.

LVPS

- Loxley Valley Protection Society supports the neighbour objections to the extension of the cafes opening times, for all the reasons given.
- Peoples' views would possibly be more accommodating if it was to cater for increased day time trade rather than the more controversial evening events.

- The building should remain temporary and not permanent. If permission were to be granted this should only be done on a temporary basis when the impact of the operations could be reviewed.
- A private enterprise operating in a public open space creates conflict and is not a suitable location for expansionist capitalism when there are plenty of other restaurant locations in the city, situated where they are more convenient for both customers and residential areas. For this reason we feel the extension of hours & retention beyond a given date should be refused.

Councillor Penny Baker

It is inappropriate for this development within the park which is adjacent to the children's playground.

Following the deferment of the application from the 19th December Committee the Councils Parks and Countryside Service who agreed a lease for the premises with the applicant have written in support of the application. The issues raised are summarised as follows;

- The extension to the Reserved CB will bring much needed toilet facilities into Stannington Park and also provide additional storage for the café.

- Parks would like the hours of opening authorised by planning brought in line with the 'required opening hours' identified in the lease. The 'required opening hours' specified by Parks in the lease are a minimum and not a limitation on opening as identified below:

The lease states that the business must be open and operational (which shall be a minimum and not a limitation) from:

1st April to 30th September (inclusive) every day between 9.00am and 6.00pm and;

From 1st October to 31st March (inclusive) everyday (except Christmas day, Boxing day and New Years day) between 10.00am and 4.00pm.

The premises shall not open later than 11pm at any time subject to any restriction imposed by the planning authority.

- There is no licence in place for the café to sell alcohol and the Lessee has always contacted Licencing and ourselves if they wanted to provide a '*bring your own*' or supply alcohol during a 'Bistro Night', on these occasions a Temporary Events Notice has been applied for through Sheffield City Council's Licencing Section and granted. The Lessee has stated they do not wish to have a full licence to sell alcohol with any sale related to specific events.

- Since opening over a year and half ago, Parks have had very positive feedback and Parks are now using Reserved Cafe as an example of new entrepreneurial operators within Sheffield Parks and Open Spaces.

PLANNING ASSESSMENT

Policy Issues

The café is in an allocated Open Space Area as defined in the adopted Sheffield UDP. The principle of siting a temporary café building on a small area of open space within Stannington Park has been established by the previous and extant planning consents on this site. This application seeks permission to retain the café for a further 5 year period and extend the existing building to provide additional storage space for the cafe and a publically available toilet for the users of the café and park.

The extensions to the café would not lead to the loss of any formal sports pitch provision, however the extensions and alterations to the building would lead to the loss of a small area of open space adjacent to the existing building which comprises of amenity grassland. Core Strategy Policy CS47 part (g) identified that development which results in the loss of open space will only be permitted where the development would be ancillary to the open space and have minimal impact on the use or character of the open space.

The café is an established ancillary facility to the park and the modest extension would take up only a very small additional area of land (approximately 7 m by 6 m). The ancillary seating area to the front of the building is occupied by tables and chairs that are moveable and therefore does not result in any permanent loss of open space. As such the proposal would not lead to the loss of a significant area of the open space within the park which would detrimentally affect its character or the primary use of the park as a recreational facility. The extensions/ alterations are ancillary to the main café building and the publically available toilet facilities would be beneficial to users of the park. In light of the above the proposal is considered to accord with policy CS47 (g).

Design Issues

CS47 part (g) seeks to ensure that development permitted in open space areas should have a minimal effect on the character of the open space and Policy LR5 part (g) of the UDP identifies that development will not be permitted if it would harm the character or appearance of a public space.

The existing café is constructed from converted shipping containers which are clad with vertical cedar boarding. The proposed extension will be attached to the southern side of the existing building and is proposed to be constructed of three shipping containers which will be timber clad in order to form a seamless extension of the existing building. An extended terrace area is provided to the front of the building in order to facilitate access to the extension and existing café and the ancillary outside seating area is read in the context of the building.

The existing building does not occupy a particularly prominent position when viewed from the adjoining public highways (Stannington Road and Uppergate Road) due to being located behind the existing single storey pavilion building which is located immediately to the north of the application site. Within the park itself the café building is visible, particularly from the east, however the building is now an established

feature within the park and the modest extensions and alterations to the existing building are not considered to significantly increase the visual impact of the structure.

When approaching the site from the east the existing café and proposed extension will be seen against the back drop of a high hedge, fence and existing structures of similar scale which form part of the bowling green facilities located immediately to the rear of the site.

In light of the above the proposal is considered to be acceptable from a design perspective and is not considered to detrimentally affect the character and appearance of the park. The proposal therefore accords with policy CS47 of the Core Strategy and LR5 of the UDP.

Amenity issues

Policy LR5 part (k) seeks to ensure that development in Open space areas would not be incompatible with surrounding land uses.

The existing café is a standalone structure and due to its location within the park the existing building and the proposed extensions and alterations are not considered to give rise to any overshadowing or overbearing issues.

The extensions accommodate additional storage and toilet facilities and no major changes are proposed to the internal layout of the existing café which would result in the capacity of the building being increased. There will be some increased seating capacity on the terrace area to the front of the building, however this will be minimal as the terrace area primarily facilitates access to the existing café and the new storage and toilet extension. A small ancillary seating area is provided on the grass to the front of the building the use of which will be restricted to the day time (0700 to 1800 hours) only.

In accordance with condition 4 of planning application ref: 13/04166/FUL the existing café is permitted to operate between 0700 hours and 1800 hours 7 days a week. The applicant is seeking to retain the existing day time operating hours, however on two occasions per calendar month permission is sought to extend the opening hours until 2330 hours to cater for events including bistro evenings.

The site benefits from existing dedicated (vehicular and pedestrian) access points off Uppergate Road and Stannington Road which customers of the premises would use minimising any potential for noise and disturbance to occur from customers coming and going from the premises in the evening.

The application site is located approximately 70 metres from the boundary with the closest residential properties which are located on Uppergate Road. These properties are separated from the site by the existing play area and some established mature tree planting on the periphery of the park. There will be some increased activity in the evening at the venue as a result of the proposed extended opening hours, however taking account of the separation distance between the site and existing residential properties, the proximity of other established commercial uses (The Peacock) which currently operate until late in the evening, and the fact

that the evening opening will be limited to only two occasions per calendar month; the proposed extended opening hours are not considered to give rise to any significant noise and disturbance issues which would detrimentally affect the amenity of residents.

Furthermore conditions are recommended to be imposed to prevent noise breakout from the building and prevent the use of the outside seating areas in the evening to further minimise any potential disturbance.

In light of the above the proposal is considered acceptable from an amenity perspective and accords with policy LR5.

Highways

The site is in a sustainable location within easy walking distance of established residential areas. The café due to its limited scale is considered to primarily be a local facility and as such a large majority of people using the premises will arrive on foot and use the café as part of a linked trip to the park, children's play area or other existing facilities in the locality including the library on the Uppergate Road. As such the existing café use is not considered to be a significant traffic generator itself. The extensions to the building comprise of storage and toilet facilities and are therefore not considered to generate a substantial numbers of additional customers which would give rise to any highways concerns.

The park benefits from a number of dedicated pedestrian access points and an established vehicle access from Uppergate Road which leads to a small shared use car parking area that includes disabled car parking provision. Should customers arrive by car it is considered that any parking demand that is specifically generated by the use could be reasonably accommodated within the existing parking area or on the adjoining roads without harming highway safety.

In light of the above the proposal is considered acceptable from a highways perspective.

RESPONSE TO REPRESENTATIONS

The play area is separated from the facility by a public footpath and is already securely enclosed with gates and railings.

The sale of alcohol is controlled by separate licensing legislation.

The applicants have confirmed in writing that there is no intention to operate a bar and any reference to such a use has been removed from the plans.

The applicants have confirmed that the toilet facilities will be open to the public during café opening hours; however the applicants have requested that the management of the toilets should remain the responsibility of the café operators and not made conditional of the planning approval.

The proposal will not significantly affect visibility between the main park area and the children's play area as the extensions are located to the south of the existing building.

It is not the Planning Authority's role to prevent competition between operators of commercial uses.

Issues raised regarding income derived from a commercial use located within a public park are not planning matters.

The building is constructed of shopping containers which require no permanent foundation and which can be removed from the site easily. Conditions are imposed to restrict the length of the planning consent due to the nature of the development.

There is no evidence to suggest that the existing use or extended opening hours will give rise to any antisocial issues and there is considered to be adequate separation between the building and the other uses within the park.

The use of the publically accessible toilets is to be managed and controlled by the applicant.

A condition will be attached requiring a bin to be provided outside of the premises during opening hours in order to prevent the spread of litter.

Maintenance of the park, its facilities and associated access to it is a matter for the landowner.

The description of development identifies that the proposal is for the retention of the existing café building. A 5 year time period has been specified due to the temporary nature of the building.

The comments made by the Councils Parks department in relation to the lease articulate that the hours of operation of the premises are subject to restrictions imposed by the planning authority.

All other matters are considered in the main body of the report.

SUMMARY AND RECOMMENDATION

Permission is sought to retain, extend and alter an existing café building within Stannington Park and extend its hours of operation on two occasions per calendar month until 2330 hours to hold events/bistro evenings.

The site is in an allocated Open Space area as defined in the adopted Sheffield Unitary Development Plan and the principle of locating a café building in the park is established by the previous and extant planning consents on the site. The proposed extensions and alterations to the existing building are small scale and will not result in the loss of a significant area of additional open space that would detrimentally affect provision of open space in the area or the character, appearance and function of the existing park.

The extended evening opening hours are limited to two occasions per month and taking account of the separation distance of the building from existing residential properties, the proposal is not considered to give rise to any harmful amenity issues and conditions are recommended to further control the operation of the café.

The proposed extensions do not significantly increase the capacity of the café and the site benefits from dedicated pedestrian and vehicle access points and a small shared use car park. As such the proposal is not considered to detrimentally affect highways safety.

In light of the above the proposed development is considered to comply with the relevant adopted Unitary Development Plan and Core Strategy Policies and the National Planning Policy Framework and it is recommended that Planning Permission is Granted Conditionally.

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Case Number	17/00783/FUL (Formerly PP-05820742)
Application Type	Full Planning Application
Proposal	Erection of 19 dwellinghouses with associated parking, amenity space, access and landscaping (Amended Description and Drawings received 13th September and 16th October 2017)
Location	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA
Date Received	22/02/2017
Team	West and North
Applicant/Agent	England Lyle Good
Recommendation	Grant Conditional Subject to Legal Agreement

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

Drawing Number 1654.01 Revision P, Planning Layout dated 18.01.18
Drawing 1654.02 Revision -, Location Plan dated 06.02.17
Drawing 1654.03 Revision A, Cross Sections dated 17.01.18
Drawing 1654.05 Revision B, Materials Layout dated 18.01.18
Drawing 401.01 Revision -, House Type 401 (Brick) Plans and Elevations
Drawing 501.01 Revision -, House Type 501 (Brick) Plans and Elevations
Drawing 502.01 Revision -, House Type 502 (Brick) Plans and Elevations
Drawing 503.01 Revision -, House Type 503 (Brick) Elevations
Drawing 503.02 Revision -, House Type 503 (Brick) Floor Plans
Drawing T2.01 Revision -, House Type T2 (Brick) Elevations and Plans
Drawing T3.01 Revision -, House Type T3 (Brick) Elevations and Plans

Drawing T402.ST.01 Revision -, House Type T402 (Stone) Elevations and Plans
Drawing T44.01 Revision -, House Type T44 (Brick) Elevations
Drawing T44.02 Revision -, House Type T44 (Brick) Floor Plans
Drawing T9.ST.01 Revision -, House Type T9 (Stone) Elevations and Plans
Drawing SG.01 Revision -, Plans and elevations Double Garage (plots 5, 6, 14 and 19)
Drawing SG.02 Revision -, Plans and elevations Double Garage Hipped Roof (plots 12, 16, and 17)

Drawing B.01 Close Boarded Timber Fence
Drawing B.02 1.8m Screen Walling
Drawing B.03 Post and Rail Fence

Drawing 1637/102 Rev A1 Drainage Assessment Prepared by Bright Young Consulting Ltd
Flood Risk Assessment/ Drainage Strategy report 1637/FRA001 prepared by Bright Young Consulting Ltd

Extended Phase 1 Habitat Survey dated November 2016 prepared by Delta-Simons

Coal Mining Risk Assessment prepared by BWB Consultancy, dated December 2016

Heritage Assessment prepared by BWB Consultancy, dated December 2016

Phase I and II Environmental Assessment report No. SD06-0159 prepared by Wardell Armstrong dated October 2006

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
 - The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.

- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and postinvestigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

4. Intrusive investigations, ground gas monitoring and a detailed quantitative risk assessment in relation to contamination concerns, as specified in the approved Preliminary Geoenvironmental Investigation Report (Lithos ref. 2523/1; Nov 2016) shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with.

5. Any remediation works recommended in the approved Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

6. Prior to any works commencing on site, full details of the following shall have been submitted to and approved in writing by the Local Planning Authority, and the construction works shall only be progressed in accordance with the approved details:

- A) Construction method statement.
- B) Phasing of the works.
- C) Any temporary site access for construction traffic.
- D) Location of site compound and any temporary car parking arrangements for contractors.

- E) Hoarding locations (also in relation to the public footpath flanking the western boundary).
- F) Any times when construction works and movement of construction traffic will be restricted;

Reason: In the interests of highway safety and the amenities of the locality.

- 7. Prior to works starting on site a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any remedial works will have been completed to the satisfaction of the Local Planning Authority prior to full occupation of the development.

Reason: In the interests of highway safety and the amenities of the locality.

- 8. Before any work commences upon site, including any site clearance works, the applicant shall submit to the Local Planning Authority for approval, a statement confirming that the site is not occupied by protected species and, if development is to commence within the bird nesting season, to confirm that no nesting birds will be affected by the proposed works. The statement shall be prepared by a qualified ecologist and shall include measures that will be undertaken during course of development to protect wildlife. Thereafter development shall proceed in accordance with these approved measures.

Reason: In the interest of biodiversity.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

- 9. Within 3 months of the development becoming substantially occupied, the public footpath abutting the development sites western boundary shall have been resurfaced to a rural standard in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority, primarily as a consequence of damage caused by alterations to boundary treatments.

Reason: In the interests of pedestrian safety.

- 10. Notwithstanding the submitted plans, prior to works commencing on site, or in accordance with a timeframe to be submitted to and approved in writing by the Local Planning Authority, full details of boundary treatments flanking the public footpath shall have been submitted to and approved in writing by the Local Planning Authority, to ensure no blind-spots/surveillance issues. Boundary treatments shall only be provided in accordance with the above-mentioned approved details.

Reason: In the interests of pedestrian safety.

11. The dwellings shall not be used unless details have been submitted to and approved in writing by the Local Planning Authority, showing how surface water will be prevented from spilling onto the public highway. Once agreed, the measures shall be put into place prior to the dwellings becoming occupied, and shall thereafter be retained.

Reason: In the interests of highway safety and the amenities of the locality.

12. Notwithstanding the submitted plans, before development commences of any of the following elements, details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the various elements shall be carried out in accordance with the approved details prior to occupation of any of the development:

- A) Street furniture, landscaping, materials.
- B) Palette of materials/specification of vehicle and pedestrian areas within the development site boundary (full construction details), plus drainage details.
- C) Illumination within the development site boundary.
- D) Long-sections and cross-sections, geometric standards.

Reason: In the interests of highway safety and the amenities of the locality.

13. Notwithstanding the submitted details, before that part of the development commences, full details of the proposed surfacing of individual and private drives shall have been submitted to and approved by the Local Planning Authority. Thereafter, the approved details shall be implemented prior to the occupation of individual dwellings.

Reason: In the interests of ensuring satisfactory pedestrian and vehicular access arrangements.

14. No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

Reason: In the interests of the safety of road users.

15. No development shall commence until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have either;

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the dwellings are brought into use.

Highway Improvements: Provision of a 2 metres wide footway across the Uppergate Road frontage to the development site, to be offered up for adoption, with accommodation works to street lighting columns and other street furniture such as highway drainage as necessary

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development, and in the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.

16. Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the locality.

17. The development shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway, and any associated changes to adjacent waiting restrictions that are considered necessary by the Local Highway Authority including any Traffic Regulation Orders are implemented. The means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

Reason: In the interests of highway safety and the amenities of the locality.

18. Prior to first occupation of the development, 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.

Reason: 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.

19. Prior to the commencement of any work on site, a detailed scheme for the foundation design and all new ground works shall have been submitted to and approved in writing by the LPA and the development shall be carried out in accordance with the approved details.

Reason: To ensure that ground disturbance is restricted to a minimum and is carried out in the agreed manner to preserve archaeological remains in situ.

20. Prior to the occupation of the first dwelling a public open space management plan detailing responsibilities for the short and long term management and maintenance of the onsite public open space area and the area of open land surrounding the pumping station, shall have been submitted to and approved in writing by the Local Planning Authority. The public open space management plan shall thereafter be implemented as approved.

Reason: To ensure that an appropriate management plan is in place and the open spaces within the development are maintained and managed to an acceptable standard.

21. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

22. Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- A) Windows including reveals;
- B) Doors;
- C) Head, cills and any decorative features;
- D) Eaves and verges;
- E) Rainwater goods;

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

23. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

24. Notwithstanding the submitted plans, details of a suitable means of site boundary treatment including details of the proposed low stone walls to the front boundaries, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority. The development shall not be used unless such means of site boundary treatments have been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of the visual amenities of the locality.

25. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority. The landscaping plan shall include details of how tree group TG4 and hedgerow H1, as identified in the Tree and Hedgerow Survey carried out by Delta-Simons ref 15-0736.01, will be incorporated into the development, alongside details of replacement planting for other trees and hedgerow that are to be lost. The hard landscaping proposals shall include measures that will be incorporated to reduce rainwater run-off such as porous paving.

Reason: In the interests of the visual amenities of the locality.

26. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

27. No piped discharge of foul or surface water from the application site shall take place until drainage works including off-site works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage arrangements.

28. Before the commencement of development full details of all proposed drainage works, including details of the proposed pumping station, showing cross sections and details of any protective fencing, boundary treatments, landscaping and surfacing, shall be submitted for approval by the Local Planning Authority. Development shall therein be in accordance with these approved details.

Reason: To ensure satisfactory drainage arrangements.

29. No development shall commence until full details of the measures to protect the tree group identified as TG4 on the southern boundary of the site have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall

be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

30. Unless shown not to be feasible and viable, no development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

31. Before the commencement of development details of all finished floor levels and plot levels shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in complete accordance with these approved details.

Reason: In the interest of the appearance of the area and occupiers of neighbouring property

Other Compliance Conditions

32. The gradient of shared pedestrian/vehicular access shall not exceed 1:12.

Reason: In the interests of the safety of road users.

33. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

34. The proposed amount of foul water and curtilage surface water to be discharged to the public combined sewer shall be restricted to a rate not exceeding 5 (five) litres/second.

Reason: To ensure satisfactory drainage arrangements.

35. All built form and boundary treatments within the development, shown on the approved plans to be constructed in stone, shall be constructed in natural stone. At no time shall artificial stone be used as a substitute.

Reason: In the interests of the visual amenities of the locality and to ensure the appropriate quality of development

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the development on plots 15, 17, 18 and 19 shall be constructed without prior planning permission being obtained from the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property, bearing in mind the restricted size of the curtilage and level differences to neighbouring dwellings.

37. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. The applicant is advised that agreement "in principle" of a Written Scheme of Investigation (WSI) with South Yorkshire Archaeology Service does not

preclude the need to formally submit the agreed WSI to the LPA, under Part A of condition number 3. Undertaking any site works before this has been done - and the WSI approved in writing by the planning case officer - may result in formal enforcement action."

3. Where highway schemes require developers to dedicate land within their control for adoption as public highway an agreement under Section 38 of the Highways Act 1980 is normally required.

To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact:

Mr S Turner
Highway Adoptions
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 4383
Email: stephen.turner@sheffield.gov.uk

4. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677
Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

5. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website here:

<http://www.sheffield.gov.uk/home/roads-pavements/Address-management>

For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk.

Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect

services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

6. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0730 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from Environmental Protection Service, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
7. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
8. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

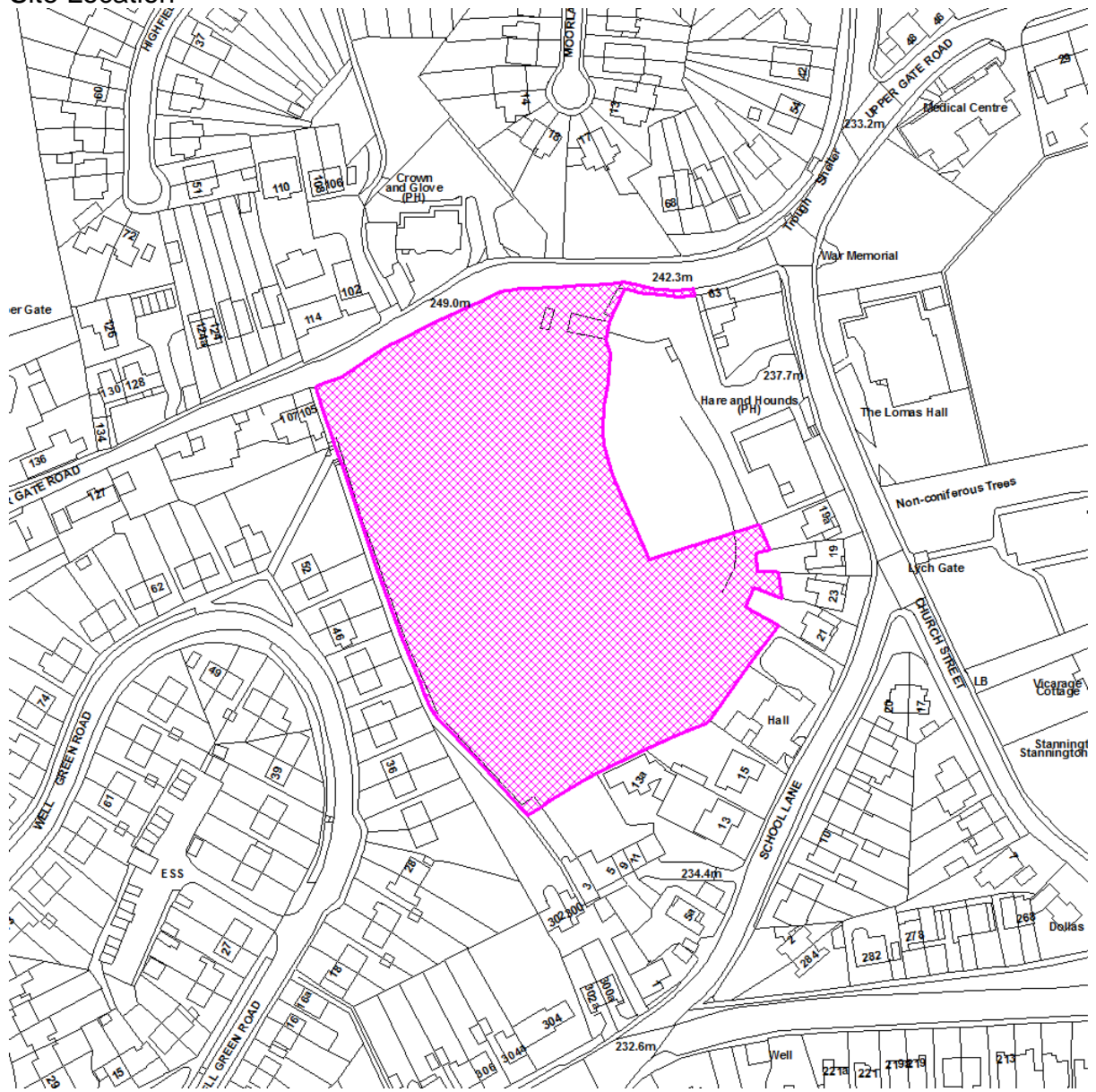
Email: highways@sheffield.gov.uk

9. The proposed development lies within a coal mining area. In the circumstances applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
10. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process, or

a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.

11. The applicant should be aware that a legal agreement has been completed in respect of this proposal.

Site Location



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LOCATION AND PROPOSAL

The application relates to a former cricket pitch which fronts onto Uppergate Road in Stannington, opposite the Crown and Glove public house.

The land is in private ownership and has not been used as a cricket pitch for a number of years. At present the site is open and local residents have been able to use the site as informal public open space (largely for dog walking).

The site is identified on the Unitary Development Plan Proposals Map as being within an Open Space Area, with a small portion of the site along the periphery adjacent to Uppergate Road being within a Housing Area. The site is also within an Area of Special Character.

Planning permission is sought for the erection of 19 dwellings with associated amenity space, access and landscaping as well as a pumping station. The properties would be in the form of detached 3, 4 and 5 bedroomed dwellings with access for the properties taken either directly from Uppergate Road or from a new access, again from Uppergate Road.

Opposite the Crown and Glove Public house the scheme proposes a small area of public open space which is intended to have the feel of a small village green. Towards the rear of the development a pumping station is proposed which would serve the properties.

RELEVANT PLANNING HISTORY

Planning permission was previously sought to redevelop the site under application 10/01135/OUT. This was an outline application with indicative plans which proposed to develop around the periphery of the site for housing purposes and to re-instate the cricket pitch. In order for the cricket pitch to be re-instated, high ball stop fencing would have been required. It was considered that this would have had a detrimental impact upon the character and appearance of the area as well as upon the amenity of occupiers of surrounding property. As no agreement could be reached the application was not determined and was disposed of.

More recently an application has been submitted for the redevelopment of the former Hare and Hounds public house and car park to the east of the application site, with a three storey apartment block which would provide 38 'retirement living' apartments. This application is still being considered (application 17/03904/FUL refers).

SUMMARY OF REPRESENTATIONS

Bradfield Parish Council recommends the application be refused as the development would not comply with national and local policies in that the number of properties proposed does not maximise the potential of the site and the development would result in the loss of green space.

Loxley Valley Protection Society have commented that the site is within the heart of the Area of Special Character and contributes to the character of this older part of

the village. The proposed development would be detrimental to the character and would leave very little in the way of open space.

- The pumping station would be near to the rear gardens of the houses in Church Street, to the possible detriment of the living conditions of the residents.

- The walkway through the open space next to Uppergate Road has also been removed. Will the claimed footpath be completely lost, if diverted around the site?

- Allowing the development to take place in two parts removes the necessity to provide affordable housing based on the total development size. Concerns have been raised that the proposal for 4 and 5 bedroom houses means that the development is unlikely to be affordable for local residents.

- A development such as this will take away the open space, with all its recreational & wildlife benefits.

Sport England have objected to the scheme. As the site has not been in a sporting use for over 5 years this objection is not as a statutory consultee and does not carry the same weight when considering the application as a statutory response.

- Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field or land last used as such, unless one or more of the five exceptions stated in its policy apply.

- The objection also sets out that Sport England would be prepared to lift their objection if details of a new replacement cricket ground or other mitigation that is acceptable to the English Cricket Board were to be forthcoming.

When the application was initially submitted and neighbours consulted responses were received from 10 different interested parties (in addition to Loxley Valley Protection Society and Bradfield Parish Council) and these all objected to the development. Following the submission of amended plans a further 8 representations were submitted, again objecting to the development. Of these representations 3 were from new objectors.

Issues raised are as follows:

- Planning permission has already been given to 2 sites in the local vicinity which will already mean an extra 120+ properties in the area which would in turn mean 400+ extra people. The proposed development would add around 100 more people putting pressure on local school, roads and doctors surgeries.

- The development would result in the loss of the area of green space, which has been present for more than 160 years, and would not be in keeping with the area.

- There have been reported sightings of protected species within the area.

- Current drainage to the south side of the site is very poor. The supporting documents offer no assurance that this will be suitably managed in the long term.
- The development would result in overlooking to neighbouring dwellings, particularly to the south of the site which are at a significantly lower level.
- The development would result in the loss of wildlife habitat.
- Residents have made a formal claim for a public footpath to cross the site, having been used by local residents for many years.
- The pumping station may be unsightly and cause disamenity through smells / noise.
- The design of the properties are not in keeping with other properties within the locality.
- The development, being at the luxury end of the market, would not be affordable.
- Sheffield City Council has previously acknowledged that there is a shortage of open space in the area.
- Rather than replacing this valuable local green asset with housing, we would prefer to see it developed to provide an even stronger focal point for the community, reflecting the vision and commitments in Sheffield City Council's Green and Open Space Strategy 2010-2030.
- The proposed development would lead to a larger loss of open space than previously proposed schemes.
- The splitting of the site (into the site covered by this application and the site being considered under application 17/03904/FUL) is not ideal and if the site is to be redeveloped it should be done as a whole.
- The development would result in more people using the path to the west of the site which could result in increased noise and general disturbance.
- The development would result in increased traffic and congestion and would be detrimental to pedestrian safety.
- The development would not preserve open views across the site.
- A further concern is general overdevelopment in the Stannington area.
- The development would lead to increased surface water run-off and may result in flooding problems.
- There are underground springs which overspill when there is heavy rain.

- The land may be contaminated as much of the banking is believed to be the result of tipping of clinker from the steel works in the first half of the 20th Century.
- The proposal may lead to subsidence of neighbouring property.
- Japanese knotweed has been found on the site.

More recently 2 further objections have been received (from previous objectors). One followed a bout of heavy rain / snow and pointed out that Upper Gate Road was flooded close to Stannington Infant School. This happens every time there is heavy rain / snow melt and the proposed development is only going to increase this run-off problem.

The other concerned the footpath diversion order which has been made such that, should planning permission be granted, the footpath that crosses the site can be moved to follow the new estate road instead, connecting to the footpath to the west of the site. The objection states that the development is not wanted by the local community, the proposal would result in an overdevelopment of the site and the plans should show the scheme that is proposed on the neighbouring site.

PLANNING ASSESSMENT

Principle of Development

The site is identified on the Unitary Development Plan Proposals Map as being largely within an Open Space Area.

In terms of development within the Open Space Area, as the amount of both formal and informal open space is deficient in the local area, development for housing would ordinarily be contrary to planning policy which seeks to safeguard open space.

However it is recognised that with no flexibility in the application of policy then a situation could arise where nobody benefits from the space, particularly as the site is within private ownership and could easily be fenced off, without the need for planning permission, preventing anyone from using the site.

The site was last used as a cricket pitch and the re-instatement of a cricket use has previously been explored. Due to requirements for high ball stop fencing a scheme to re-instate the cricket pitch has not been possible to realise. The site is identified in the Playing Pitch Strategy (2013) as being unsuitable for cricket as the pitch does not meet the English Cricket Board technical specifications; however the English Cricket Board and Sport England maintain that the site could be used for cricket and have objected to the loss of the pitch if no arrangements are entered into to replace the pitch. As mentioned earlier Sport England's objection is a non-statutory consultation response.

The applicant is therefore proposing to redevelop the informal open space with 19 houses and provide a financial contribution to pay for the provision of a cricket pitch elsewhere within the city. This would be secured by way of a legal agreement (s106 agreement).

Paragraph 74 of the NPPF requires that existing open space, including playing fields should not be built on unless a number of criteria are met. These are:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Core Strategy Policy CS47 (a) sets out that development of open space will not be permitted where it would result in a quantitative shortage of either informal or formal open space in the local area.

There is a deficiency of both informal open space and outdoor sports provision within the local area, with a current total provision of 3.2ha/1000 people (the threshold of a quantitative shortage is 4ha/1000 people). There are facilities nearby in Stannington Park, however even if this additional open space is included in the assessment, provision is still below 4ha/1000 overall.

Part (b) of CS47 sets out that development will not be permitted where it would result in the loss of open space that is of high quality or of heritage, landscape or ecological value.

The site is not considered to be of particularly high quality, being covered by self-set scrub. Neither does the site harbour any protected species, although ecological surveys have found that certain protected species do visit the site infrequently.

As the site is within private ownership it is seen to be unreasonable to require the landowner to make it available to the public for informal recreation and to maintain it in perpetuity. As a compromise position, development of housing of the scale proposed is acceptable, subject to the retention of a suitable part of the site for useable informal open space to help remedy the shortage, plus a financial contribution towards improving outdoor sports provision on other sites.

Core Strategy Policy CS47 (f (i)) requires that the open space is replaced in the local area, however in this case this is not practicable, therefore CS47 (f (ii)) applies. This allows development where a site cannot fulfil other unsatisfied open space needs.

Paragraph 74 of the NPPF states that planning policies should be based on robust and up to date assessments of the need for open space, sports and recreational facilities and opportunities for new provision. The recently completed Sheffield City Council Cricket Strategy (2015) has identified a need for 3 more cricket grounds (29 wickets) in the city to meet current and future need.

As such in order to comply with CS47(e), and paragraph 74 of the NPPF, development should only be permitted whereby an equivalent or better quality

replacement open space would be provided in the local area. A pragmatic approach to the policy objection is to agree an equivalent financial contribution to be used to provide or improve cricket pitch provision elsewhere in the city.

There is no set criterion within policy CS47 or the NPPF for calculating a financial contribution and as such Sport England's Facilities Costs guidance (2016) Document has been used. This gives a figure of £265,000 for a Cricket Pitch, with 8 pitch squares and 2 winter sport pitches (area of 20,649 square metres). This figure has formed the basis of negotiations with the developer. As the site of the cricket pitch is not covered entirely by this application (a small proportion being within the red line boundary of the neighbouring scheme reference 17/03904/FUL), the legal agreement is to be worded such that each party pays a proportion of the cost, depending upon the site area covered by their scheme. Within the legal agreement will be a clause to ensure that the full £265,000 is paid by each of the developers, regardless of how much or little of the site is developed, with each party being able to claw back money from the other side. That way if only a proportion of the cricket pitch is developed, thus preventing any possibility of re-instatement, the money for a full replacement will still have been received.

The applicant has confirmed that they are agreeable to the provision of a financial contribution of £265,000 (or proportion thereof) to be used to provide or improve cricket pitch provision elsewhere in the city and this is to be secured through a Legal Agreement. The applicant has also asked for this payment to be made in instalments.

Subject to the signing of a Legal Agreement to this effect, there is no policy objection to the loss of the open space, and it is considered that on balance the development would meet the requirements of UDP Policy LR5, Core Strategy Policy CS47, and paragraph 74 of the NPPF.

Housing Supply

The NPPF requires Local Planning Authorities to identify a 5-year deliverable supply of housing land (paragraph 47 of the NPPF). The latest update of the Council's Strategic Housing Land Availability Assessment (SHLAA) estimates that there is a shortfall of deliverable housing sites over the 5 year period. The SHLAA estimates that there is a 4.1 year supply of deliverable sites for housing in the city.

Paragraph 49 of the NPPF states that, planning applications for new housing should be considered in the context of the presumption in favour of sustainable development, with relevant policies for the supply of housing not being considered up-to-date if there is not a demonstrable 5-year housing land supply.

Core Strategy Policy CS23 emphasises concentrating new housing development within or adjoining the main urban area of Sheffield, and the urban areas of Stocksbridge/Deepcar.

The proposal would make a positive contribution to the supply of housing and is considered to be within a sustainable location, relatively close to local shops and services and bus routes. In this respect the development would accord with Core Strategy Policy CS23 and paragraph 49 of the NPPF.

With regard to Core Strategy Policy CS24 (Maximising the Use of Previously Developed Land for New Housing), the site is considered to be greenfield land, and therefore the development of new homes on it will not contribute towards achieving the aim of maximising the use of previously developed land for new housing. However, the Policy sets out circumstances where housing on greenfield sites can be considered to be acceptable in the period to 2025/26. Part (d) allows for sustainably located larger sites within urban areas and larger villages if annual monitoring shows that there is less than a 5-year supply of deliverable sites. Given the results of the most recent assessment of housing land availability, described above, it is concluded that part (d) of the policy is relevant and that the proposal would be acceptable in principle.

Density of Development

Initially the submitted plans sought to develop the site with 14 dwellings, an access road and pumping station. The density of development was considered to be too low, equating to around 20 dwellings per hectare which is well below the aspirations of Core Strategy Policy CS26 which sets an appropriate density range for this location of between 30-50 dwellings per hectare.

As such the applicant has amended the plans to provide 19 dwellings on the site. Although this density is still low (providing around 29 dwellings per hectare) the proposed development would include some open space to the Uppergate Road frontage, which is a requirement to preserve some of the open character of the site and would introduce another house type in the form 2 no. 3 bedroomed dwellings.

It is considered that, on balance the development would be in compliance with Core Strategy Policy CS26 as the policy does state that densities outside the desired ranges will be allowed where they achieve good design, reflect the character of an area or protect a sensitive area.

Impact Upon Character and Appearance

UDP Policy BE5 (Building Design and Siting) expects good overall design and the use of high quality materials. Original architecture is encouraged, but new development should also complement the scale, form and architectural style of surrounding buildings.

Core Strategy Policy CS 74 (Design Principles) reiterates the expectation of high quality design as well as recognising that new development should take advantage of and enhance the distinctive features of the city.

The amended scheme is for a mixture of 3, 4 and 5 bed dwellings. To reflect the Area of Special Character designation properties along the Uppergate Road frontage are to be of natural stone construction with low stone boundary walls to the front elevations, so as to be in keeping with that of neighbouring properties.

An access road into the site is proposed (again from Uppergate Road) and it is next to this that a small 'village green' area of informal public open space is proposed. This too would be bounded by a low dry stone wall.

The properties would be two storeys in height and would not look out of character with neighbouring dwellings which are a mixture of ages and building styles. The properties would generally follow the existing building line along Uppergate Road, stepping back to the small area of open space, thereby preserving an element of the existing open feel.

Properties further within the development site would be of brick construction and would be aligned along two spurs from the access road. These too would be two-storeys in height.

It is acknowledged that most of the properties would be larger than the neighbouring dwellings, being largely 4 and 5 bedrooled properties, however paragraph 60 of the NPPF states that 'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'. The plot sizes of the dwellings would not be dis-similar to those of neighbouring properties.

It is considered that through the proposed high quality materials and detailing of the properties along the Uppergate Road frontage and the low boundary walls as well as the small area of open space, the development would respect the appearance and character of the area.

The development includes proposals for a sizeable storage tank, to store surface water, as well as a pumping station which would pump surface water and sewage to the existing sewerage system on Uppergate Road. Being largely underground, the pumping station would not have an adverse impact upon the character and appearance of the area. All that would be visible above ground would be a maintenance hatch and possibly a metal kiosk containing electrical control equipment. Full details of the pumping station would be secured by way of condition.

It is considered that the development would conform with UDP Policy BE5, BE17, BE18 and H14, Core Strategy Policy CS74 as well as the NPPF.

Impact Upon Residential Amenity

UDP Policy H15 (Design of New Housing Developments) expects the design of new housing developments to provide good quality living accommodation. This includes adequate private garden space or communal open space to ensure that basic standards of daylight, privacy, security and outlook are met. It also expects that walls or fences are provided around rear garden areas next to roads, footpaths or other open areas.

The proposed development would be sited far enough from neighbouring residential properties to prevent unacceptable levels of overshadowing or loss of light from occurring.

To the south of the site are properties at a significantly lower level, the proposed development being built on a plateau with a steep slope down to the properties on School Lane.

A distance of approximately 20m would be achieved between the closest of the new properties and the rear of No.13A School Lane which has a sizeable rear dormer which overlooks the site. It is considered that with careful placement of boundary fencing and supplementary planting, overlooking in this direction can be minimised. The applicant has indicated that the tree group to the rear of 15 School Lane (identified as TG4 in the tree report) would be retained and is agreeable to undertaking further planting to provide additional screening. No. 13A is built to the boundary with the site and the main aspect is to the front of this property. When permission was given for the dormer to the rear, consideration was given to whether the dormer would compromise any future development of the cricket pitch and it was felt that, given the slope between the developable area of the site and No.13A unacceptable levels of overlooking would not occur.

The current scheme seeks to extend the plateau to the south, in order to provide a larger developable area, giving the properties on plot 18 and 19 more useable garden space. The applicant has submitted amended plans, indicating that the proposed gardens of these two properties would have a fence placed at the top of the slope which would minimise overlooking from the rear gardens of these properties to the properties at the lower level on School Lane. It is considered that, on balance, the development would not have a significantly harmful impact upon the occupiers of neighbouring residential properties.

Concerns have been raised that the development could lead to more people using the footpath that runs from north to south on the western edge of the site, and that this could result in increased noise and disturbance to occupiers of neighbouring property. It is considered that any increased usage of this footpath would be more likely to bring about benefits, in terms of increased surveillance improving the safety of users of the footpath. In light of the above the proposal would not have a significant detrimental impact upon neighbours.

The potential relationship to the proposed scheme on the site of the former Hare and Hounds pub (application 17/03904/FUL) has also been considered and it is felt that the proposed development would not result in unacceptable levels of overlooking or overshadowing in this direction, should that scheme receive planning approval.

The proposed pumping station would be located underground and would not have an adverse impact upon neighbours in terms of noise and general disturbance or through odours.

It is considered that, on balance, the development would not be harmful to the amenity of occupiers of neighbouring residential property and would be complicit with UDP Policy H15 and Core Strategy Policy CS74.

Affordable Housing

Core Strategy Policy CS40 sets out that developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practicable and financially viable.

The Councils approved Supplementary Planning Document on CIL and Planning Obligations sets out under GAH1 that for development of 15 or more dwellings a contribution towards Affordable Housing will be required. GAH2 sets out that there is a requirement for 10% Affordable Housing provision in this area, which should be by way of a developer contribution unless there is an overriding reason to provide it on-site.

The applicant has agreed to pay this 10% contribution, which would be in the region of £397,200 and this again would be secured by way of a signed legal agreement. As with the financial contribution for a replacement cricket pitch, the applicant has asked for the affordable housing contribution to be phased so there is not a significant initial financial burden.

Ecology

The applicant has submitted an ecological survey and a tree survey in support of the application. The findings of these are that there are no protected species occupying the site. Trees and shrubs on the site are largely self-set and are of limited amenity value. A hedgerow runs along the western boundary of the site. This is largely of hawthorn and is not considered to be species rich. The tree survey report recommends that some of the hedge and the best quality trees be retained as part of a wider landscaping scheme for the development. The applicant has indicated on the submitted plans that Tree Group 4 would be retained as would the hedge where possible. This can be secured by condition.

The ecological report recommends that any clearance works are performed either before early March or after late August in order to avoid the main bird nesting season. If, however, site clearance works are deemed necessary during the nesting period an experienced ecologist will be required to check the site habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works.

In addition the report found that the boundary hedgerow and scrub vegetation at the site may provide suitable habitat for commuting and foraging bats. It is recommended that, where possible, the hedgerow be retained, and that a sensitive lighting plan is developed such that the proposed development does not increase lighting along the site boundaries.

The report also advised that any landscaping scheme should use native species and bat and bird boxes to be incorporated into the scheme.

Following claims that protected species may inhabit the site and nearby surroundings the Council's ecology unit have also visited the site. The findings of

their visit were that the site is used, albeit on an infrequent basis and, subject to appropriate conditions requiring the developer to prepare a statement setting out how the site is to be developed with protected species in mind, there are no specific concerns relating to habitat loss.

Archaeology

The applicants have submitted a heritage assessment in support of their application. The findings of the report are that the proposed development site lies within the medieval core of Stannington and occupies land which has remained largely undeveloped for the past 200 years bar the creation of a sports pitch and the erection of the public houses within the site.

There is potential for archaeological remains of medieval date to occur within the proposed development site based on the known medieval assets in close proximity to the proposed development and its location in the historic core of Stannington.

It is thereby recommended that prior to any development commencing, further archaeological work is undertaken. This can be secured by way of a planning condition and would be necessary to comply with UDP Policy BE22 which sets out the need for sites of archaeological interest to be preserved, protected and enhanced.

Land Contamination

The applicant has submitted a Preliminary Geo Environmental Investigation, which references results from an earlier 2006 site investigation report. The details of this report are satisfactory. However, the report recommends further intrusive investigations are required in light of contamination and other land quality and ground stability concerns.

It is recommended that, should planning permission be granted, further investigative work is required by way of condition.

The applicant has also submitted a Coal Mining Risk Assessment. Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. The Coal Mining Risk Assessment Report has been informed by an appropriate range of sources of information and the Coal Authority have raised no objections to the development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent Building Regulations application.

Flooding and Land Drainage

The applicant has submitted a Flood Risk Assessment and Land Drainage strategy in support of the application. This sets out that the site is at low risk of flooding and the site is not considered to be suitable for a suds scheme.

The application proposes to dispose of surface water and sewerage into the mains drain which runs along Uppergate Road. An underwater storage tank is proposed to

store excess surface water and restrict the flow into the drain. To get the sewerage and waste water up the hill to Uppergate Road a pumping station is proposed. This too would be located underground. The Environment Agency and Yorkshire Water have raised no objections to this arrangement.

It is recommended that conditions be attached limiting the rate of flow to 5 litres per second as well as requiring design details for the proposed pumping station, including any noise data to ensure that this does not cause disamenity.

Highways

Core Strategy Policy CS53 'Management of Demand for Travel' sets out a variety of ways in which the increased demand for travel will be managed across the City.

The 4 properties which front onto Uppergate Road would be accessed directly from the road frontage. A new access road is also proposed, again from Uppergate Road. This would serve the remaining properties within the development with two spurs from the main access. The applicant has submitted plans showing tracking, which indicate that the development could be adequately served by refuse lorries / fire appliances. Each property would have their own private drive with space to park two cars and most of the properties would also have a garage.

The applicants have submitted a brief transport statement in support of the application, the findings of which are that the development would have very little impact in terms of traffic generation upon the highway network. The site is within a sustainable location with bus links and local shops, services and facilities within walking distance.

It is accepted that more trips will be generated by the new development. However, the NPPF paragraph 32 states that when recommending planning applications be refused on highway grounds, officers need to be clear that the accumulative negative impacts of a development will be severe. Given the scale of the development and the limited peak hour movements generated by it, the highways impact of the development is not severe, and therefore a refusal of the scheme on highways grounds could not be justified as the existing highways network is capable of absorbing the extra vehicles generated.

Subject to conditions the development raises no highway safety concerns.

To accommodate the new development it will be necessary to divert part of the public footpath BRA\223 which crosses the site from east to west, connecting the existing footpath that bounds the site to the west with Church Street. The diversion of this footpath was given approval by Committee on 19th December 2017.

This will see the new footpath running along the spine road into the development and along one of the spurs before connecting to the existing footpath on Uppergate Road.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is applicable to this development. The site lies within CIL Zone 3 where the contribution is £30 per sq m. The funds generated through CIL will be used in connection with strategic infrastructure needs. Based on the information submitted, the CIL contribution in this instance is approximately £88,260.

Sustainability

Policy CS63, 64 and 65 sets out the Councils sustainability objectives with regard to new development. The site is within a sustainable location with good access to local services and facilities.

The applicants have indicated that they will be adopting a fabric first approach in order to meet the requirements of policy CS64. A sustainability statement in support of the application indicates that energy efficient measures to be integrated into the design of the development to meet the requirements (10% reduction in energy demand) of the policy. In addition electric vehicle charging points could be fitted in the garages and existing stone on the site will be re-used to build the proposed dry stone walls. The development is considered to be acceptable from a sustainability perspective.

Public Art

UDP Policy BE12 (Public Art) encourages the provision of public art in places that can be readily seen by the public and as an integral part of the design of major developments. No details have been supplied with the application and will be secured by planning condition.

RESPONSE TO REPRESENTATIONS

Issues of the loss of the cricket pitch / open space, the impact upon the character and appearance of the area and neighbouring residents, wildlife and drainage have been considered in the main body of the report as has the diversion of the claimed footpath and highway safety.

Issues of subsidence and loss of view are not planning considerations. The removal of Japanese Knotweed from the site would be covered by separate legislation and would be picked up in any land contamination reports which are recommended to be made a condition of any planning consent.

Local residents desire for the land to be developed to provide a community use are noted; however the land is in private ownership and the Local Planning Authority must consider the application that has been put before them and whether or not this meets with the aims of the local development plan (in this case the Sheffield UDP and Core Strategy) as well as national guidance contained within the NPPF. The Local Planning Authority consider that, on balance the development does accord with planning policy and the refusal of the application in the hope that the land owner may be willing to undertake to gift the land to the local community in perpetuity would be unreasonable.

Like local residents, the Local Planning Authority would have preferred the site to be redeveloped in a more comprehensive manner; however the site has been divided between two parties and each has produced a stand-alone scheme. As such the LPA have to deal with the two separate applications.

In considering previous applications for residential development within the wider area it was felt that there was sufficient capacity to accommodate the extra people that the developments would generate. This proposal is for significantly fewer dwellings and it is considered that it would not give rise to enough pressure on local schools and services to warrant a refusal of the application. Furthermore each of the developments will have to pay the Community Infrastructure Levy which seeks to pool developer contributions to help meet the city's strategic infrastructure needs such as education and highway provision.

SUMMARY AND RECOMMENDATION

Planning permission is sought for the erection of 19 dwellings on the majority of a site of a former cricket pitch. The pitch has not been used for many years and has fallen into a state of disrepair; however it is still used by the local community as informal open space and could potentially be put back into a cricketing use.

The site is within private ownership and could be fenced off at any time, thereby preventing use by the community. The site is largely identified on the Unitary Development Plan Proposals Map as being within an Open Space Area with a very small proportion of the site being within a Housing Area.

The applicants have agreed to sign a legal agreement whereby upon commencement of development they would make a financial contribution towards the provision of a cricket pitch elsewhere in the city.

It is considered that, in this instance the loss of the open space and provision of a financial contribution for a better facility to be provided elsewhere within the city, is deemed to be appropriate, in accordance with Core Strategy Policy CS47 and the NPPF.

The proposed development would be of natural stone along Uppergate Road and a small area of open space is proposed within the scheme. This would have the feel of a village green. The long term management and maintenance of this would be made a condition of any consent.

The remainder of the properties would be of good quality red brick and would be arranged around two spurs from the proposed new vehicular access onto Uppergate Road. It is considered that on balance the development would not be harmful to the character and appearance of the area and would accord with UDP Policy BE18 and Core Strategy Policy CS74.

The development would not result in unacceptable levels of overlooking or loss of light to neighbouring dwellings and would not compromise the redevelopment of the site of the former Hare and Hounds (currently being considered under application 17/03904/FUL).

The development does not pose any highway safety concerns and consent is also sought to divert a proposed footpath this crosses the site. This would be incorporated within the development to connect to the footpath which lies to the west.

Within this area there is a requirement for developments of 15 or more dwellings to provide a 10% contribution towards Affordable Housing. This would equate to around £397,200. The applicant has agreed to this and this would be secured by way of a legal agreement (s106).

The development would accord with policies contained within the Sheffield Unitary Development Plan and Core Strategy, as well as guidelines contained within the National Planning Policy Framework.

It is recommended that the application be granted with conditions, subject to the signing of a legal agreement to secure a financial contribution towards a replacement cricket pitch as well as affordable housing.

HEADS OF TERMS

A financial contribution in the sum of £397,224 towards the provision or enhancement of affordable housing in the local area and provided in accordance with the principles set out in the Council's CIL and Planning and Obligations SPD.

A financial contribution in the sum of £265,000 (or part thereof) towards the provision of a replacement cricket pitch

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SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 6 February 2018

Subject: RECORD OF PLANNING APPEALS
SUBMISSIONS & DECISIONS

Author of Report: Claire Woods 0114 2734219

Summary:

List of all newly submitted planning appeals and decisions received, together with a brief summary of the Inspector's reason for the decision

Reasons for Recommendations

Recommendations:

To Note

Background Papers:

Category of Report: OPEN

DEVELOPMENT SERVICES

REPORT TO PLANNING &
HIGHWAYS COMMITTEE
6 FEBRUARY 2017

1.0 RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

This report provides a schedule of all newly submitted planning appeals and decisions received, together with a brief summary of the Secretary of State's reasons for the decisions.

2.0 NEW APPEALS RECEIVED

(i) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for alterations to attic to form two studio flats (Additional to the 8 flats granted under 16/01228/FUL) (Re-submission of 17/00726/FUL) at 272 And 274 Glossop Road Sheffield S10 2HS (Case No 17/03468/FUL)
(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the demolition of existing dwellinghouse and erection of a dwellinghouse (Amended Plans Received 24th August 2017) at 11 Harewood Way Sheffield S11 9QR (Case No 17/01996/FUL)
(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of a porch to the front of a dwellinghouse at 3 Bannerdale Close, Sheffield S11 9FH (Case No 17/03152/FUL)
(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for a first floor side extension to dwellinghouse at Bentiholme Farm Bent Hills Lane Sheffield S35 0GE (Case No 17/04336/FUL)
(v) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse advertisement consent for a digital advertising display board at Barrel Inn 123 London Road Sheffield S2 4LE
(vi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of a detached outbuilding to use as office accommodation in ancillary to number 7 Chelsea Rise at 7 Chelsea Rise Sheffield S11 9BS

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decisions of the Council to refuse planning permission for “the installation of a freestanding payphone kiosk on the pavement” at: -

44 Leavygreave Road, Sheffield S3 7RD (Case No 17/01815/TEL)

221 Glossop Road, Sheffield S10 2GW (Case No 17/01816/TEL)

210-214 West Street, Sheffield S1 4EU (Case No 17/01817/TEL)

139 West Street, Sheffield S1 4GB (Case No 17/01818/TEL)

4-10 Blonk Street, Sheffield S3 8BH (Case No 17/01822/TEL)

Debenhams, 2-14 The Moor, Sheffield S1 3LR (Case No 17/01825/TEL)

78-82 The Moor, Sheffield S1 3LT (Case No 17/01826/TEL)

Deacon House, 32 Eyre Street, Sheffield S1 4QZ (Case No 17/01827/TEL)
have been dismissed.

Officer Comment:-

The Inspector considered that the main issues in these appeals were the effect of the siting and appearance of the payphone kiosks on the character and appearance of the area and, in relation to 6 of the appeals, the effect of the kiosks on the safe and efficient operation of the highway.

In all of the above cases the Inspector concluded that, due to their siting and appearance each of the kiosks would be detrimental to the character and appearance of the area and would conflict with Policy BE10 of the Unitary Development Plan in respect of the design and environmental improvement of streets and pedestrian routes. The proposals were also found to be in conflict with Policies CS61 and CS74 of the Core Strategy which require development to respect and enhance the City’s townscape and provide a high quality pedestrian environment.

In respect of the six appeals that the Council were concerned with the impact of the kiosks on the safe and free movement of pedestrians, the Inspector concurred with that assessment and concluded that proposals would conflict with Policy BE10 and Policy CS61 which seek to ensure the safe and convenient movement of pedestrians within the city centre.

In respect of the National Planning Policy Framework the Inspector concluded that the kiosks did not represent a high quality of design.

He therefore dismissed all eight appeals.

(ii) An appeal against the delegated decision of the Council to refuse planning permission for “the installation of a freestanding payphone kiosk on the pavement” at:-

25 Church Street, Sheffield S1 2GJ (Case No 17/01820/TEL)

30-34 High Street, Sheffield S1 2GE (Case No 17/01821/TEL)

45 Division Street, Sheffield S1 4GE (Case No 17/01823/TEL)

30 Arundel Gate, Sheffield S1 2PP (Case No 17/01824/TEL)

have been dismissed.

Officer Comment:-

All of these appeals relate to sites within the City Centre Conservation Area.

The Inspector considered that the main issues in these appeals were the effect of the siting and appearance of the payphone kiosks on the character and appearance of the area, with due regard to the City Centre Conservation Area and, in relation to 2 of the appeals, the effect of the kiosks on the safe and efficient operation of the highway.

In all of the above cases the Inspector concluded that, due to their siting and appearance each of the kiosks would be detrimental to the character and appearance of the City Centre Conservation Area and would conflict with Policies BE10 and BE16 of the Unitary Development Plan in respect of the design and environmental improvement of streets and pedestrian routes and the impact on the Conservation Area. The proposals were also found to be in conflict with Policies CS61 and CS74 of the Core Strategy which require development to respect and enhance the City's townscape and provide a high quality pedestrian environment.

In respect of the two appeals that the Council were concerned with the impact of the kiosks on the safe and free movement of pedestrians, the Inspector concurred with that assessment and concluded that proposals would conflict with Policy BE10 and Policy CS61 which seek to ensure the safe and convenient movement of pedestrians within the city centre.

In respect of the National Planning Policy Framework the Inspector concluded that the kiosks did not represent a high quality of design and would cause harm to the City Centre Conservation Area.

He therefore dismissed all four appeals.

(iii) An appeal against the delegated decision of the Council to refuse planning permission for a two-storey side extension to dwellinghouse at Roegate Cottage, Dungworth Green, Sheffield S6 6HE (Case No 17/02620/FUL) has been dismissed.

Officer Comment:-

The main issues were whether the proposal was inappropriate development in the Green Belt, the effect on the openness and character of the Green Belt and, if the proposal was inappropriate, whether the harm was outweighed by other considerations sufficient to comprise very special circumstances.

The Inspector considered that the increase in volume of the building by 55% would be a disproportionate addition and so conflict with UDP policy. This being the case, the proposal should not be approved except in very special circumstances.

It was also considered that the extension would be visible in views across open land and from the highway being prominently visible as an incongruous large addition failing to complement the original dwelling. It would, therefore,

have a small impact on the openness and character of the Green Belt conflicting with the UDP and the NPPF.

As the development was inappropriate and harmed the character and openness of the Green Belt and no very special circumstances were found, the appeal was dismissed.

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning permission for the erection of a storm porch at The Corner House New Hall Farm New Hall Lane Sheffield S36 4AE (Case No 17/01847/FUL) has been allowed conditionally.

Officer Comment:-

The main issues were whether the proposal was inappropriate development in the Green Belt and the effect on the openness and character of the host building and the area.

The proposed porch is a relatively modest structure and the Inspector agreed with the Council that it would not be a disproportionate addition to the host building.

The Inspector considered that the character of the group of buildings had changed from that of a traditional farm appearance to have more of a residential character. It was also considered that, although the host building did have some of the characteristics of an agricultural building, the porch would not constitute an alien addition and provided it was to be constructed using sympathetic materials, it would not harm the character or appearance of the locality.

On this basis, the proposal was not considered to conflict with either local or national policies and so the appeal was allowed

5.0 RECOMMENDATIONS

That the report be noted

Rob Murfin
Chief Planning Officer

6 February 2018

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