

SUPPLEMENTARY INFORMATION

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY
INFORMATION**

1. Application Number 14/02178/FUL

Address Curtilage of 7 Stocks Green Court, Totley

Additional Representation

An additional representation has been received from the solicitor acting on behalf of the owners of no.5 Stocks Green Court, and enclosing a surveyor's report that states the red line boundary for the application encroaches into the neighbouring property.

Officer Comment

This issue is already addressed in the main agenda report. In addition, the key issue for the determination of the planning application is the question of whether any owner of land within the application site has been prejudiced by not being made aware of the planning application. The owner of no.5 has not been prejudiced as they are clearly aware of the application, as demonstrated by the correspondence.

Planning Permission can be granted for development of land outside the ownership of the applicant, but that does not override any legal rights the third party has to the land. There are separate legal processes to resolve the land ownership issues, outside of the planning application.

2. Application Number 14/02393/FUL

**Address Site At 29 To 65
Garden Street
Sheffield
S1 4BJ**

Amended Conditions

The following conditions have been re-worded:-

Condition no. 4

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:

- Balconies;
- Entrance canopies;

- Privacy screens;
- Ventilation louvers;
- Window reveals;
- Eaves, verges and parapets;
- Cladding panels including fixing details;
- Glazing system;
- Soffit treatment details;
- Rainwater goods;
- Abutment of new elevations (link building attached to St Luke's school building);
and
- Abutment of new elevations (east facing elevation of 6-storey block adjacent to Sheffield Windows site).

Condition 47

The areas of coloured glazing/panels and fishscale zinc window infill panels, as proposed, are not approved. Before that part of the development is commenced, details of an alternative treatment to these areas shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such treatments shall be implemented in accordance with the approved plans.

Reason: In order to ensure an appropriate quality of development, in the interests of the visual amenities of the locality.

Condition 35

Prior to the commencement of the development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
2. A package of measures to encourage and facilitate less car dependent living;
and,
3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the local planning authority.
5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield (and/or Core Strategy) Policies..

Deleted Conditions

Condition nos. 5, 6 and 15 have been deleted and now replaced with a re-worded condition no. 4 (as above).

Condition nos 14, 48 and 49 have been deleted and now replaced with a re-worded condition no. 47 (as above).

Condition no. 35 has been deleted and now replaced with a re-worded condition no. 35.

Additional Conditions

The following additional 'design' conditions are proposed:

1. No rainwater goods or ventilation grilles shall be proposed on principle elevations; Garden Street and Broad Lane.

Reason: In order to ensure an appropriate quality of development, in the interests of the visual amenities of the locality.

2. The proposed solar shading indicated on the Broad Lane elevation of the 7-storey building is not approved. Before that part of the development is commenced, full details, including materials and finishes, at a minimum of 1:20, of the proposed solar shading system shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development, in the interests of the visual amenities of the locality.

3. Prior to the partial demolition of the extension to the former St Luke's school building, a scheme of refurbishment of the retained building shall have been submitted to and approved by the Local Planning Authority and thereafter the scheme of refurbishment shall be implemented prior to the first occupation of the residential accommodation.

Reason: In order to retain the special character of the St Luke's school building, in the interests of the visual amenities of the locality.

4. Prior to the occupation of any part of the development, a signage strategy shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such signage shall be implemented in accordance with the approved details.

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

5. Before that part of the development commences, detail elevations of the proposed link building attached to the St Luke's school building shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such works shall be completed in accordance with those details.

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

The following 'Environmental Protection' condition is proposed:-

6. 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 or any part thereof shall not be brought in to 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 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.