

SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning
To the Planning and Highways Committee
Date Of Meeting: 24/10/2017

LIST OF PLANNING APPLICATIONS FOR DECISION OR INFORMATION

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.

Case Number	17/03706/FUL (Formerly PP-06312579)
Application Type	Full Planning Application
Proposal	Demolition of existing garage, erection of a two-storey side extension and single-storey rear extension to dwellinghouse
Location	10 Mylor Road Sheffield S11 7PF
Date Received	01/09/2017
Team	South
Applicant/Agent	Thread Architects 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:

Site Location Plan Ref PA02 Rev A Scan Date 10 Oct 2017
Proposed Front Elevation Ref PA07 Rev A Scan Date 10 Oct 2017
Proposed Rear Elevation Ref PA08 Rev A Scan Date 10 Oct 2017
Proposed West Elevation Ref PA09 Rev A Scan Date 10 Oct 2017
Proposed East Elevation Ref PA10 Scan Date 01 Sep 2017
Proposed Plans Ref PA04 Scan Date 01 Sep 2017

Reason: In order to define the permission.

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

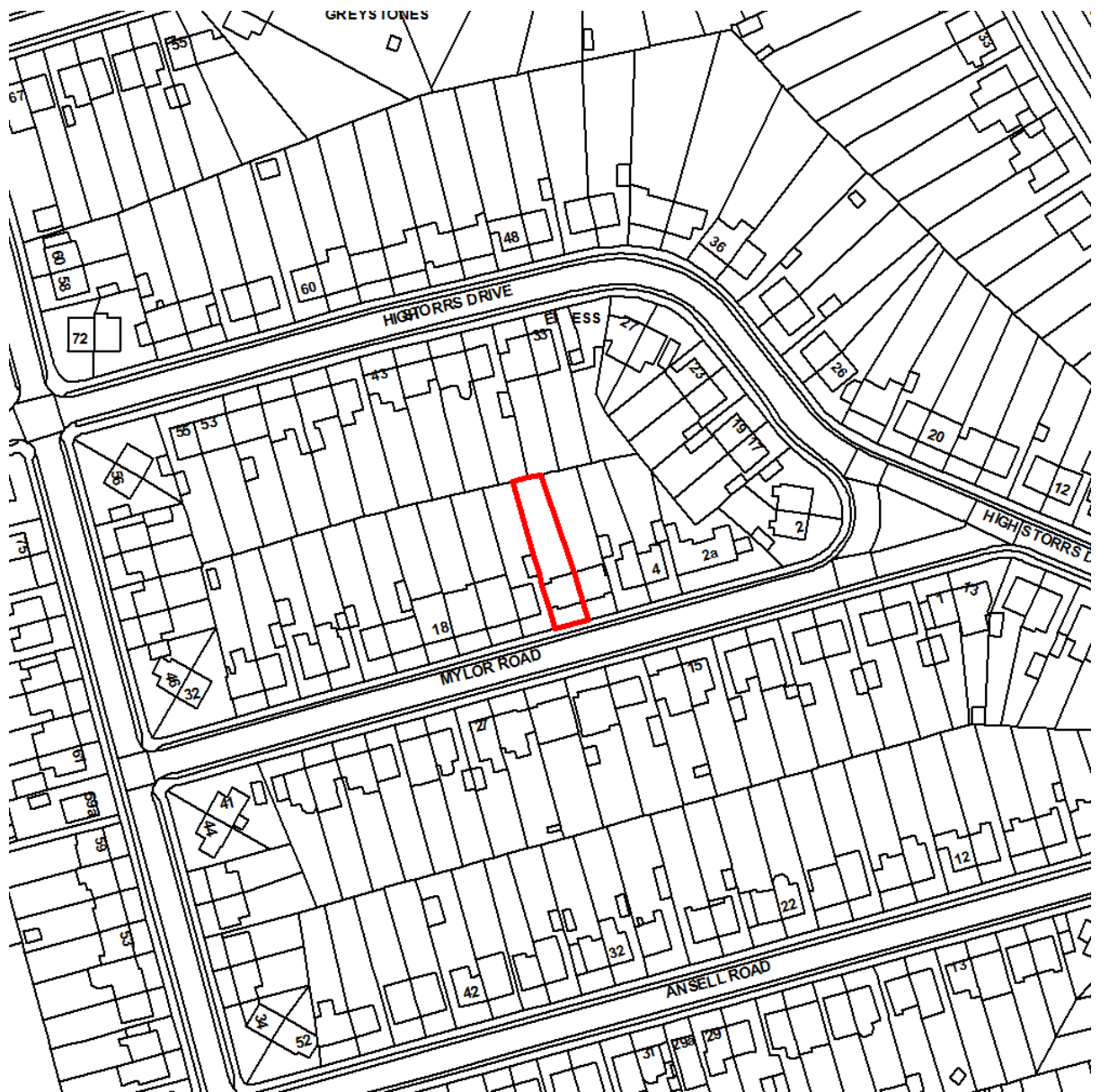
Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

Other Compliance Conditions

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority considered that it wasn't necessary to have detailed discussions in this case.

Site Location



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LOCATION AND PROPOSAL

The proposal relates to a semi-detached house located on Mylor Road. The street scene predominantly consists of semi-detached properties taking a similar style and design with bay windows at ground and first floor, under a pitched roof.

At present the property has a flat roofed garage located on the side, with off street parking to the front.

There is a slight change in topography, with the land sloping down to the rear garden, and No. 12 being elevated above the application site.

The application seeks consent to demolish the existing garage and erect a two storey side extension and single storey rear extension to the dwelling house.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SUMMARY OF REPRESENTATIONS

1 representation has been received from the immediate neighbour at No. 12 who supports the application. Comments raised include:

- The plans are very similar to existing extensions on our road.
- The roof of the existing garage is asbestos and would require specialist removal.

PLANNING ASSESSMENT

The site is within a Housing Area as designated by the adopted Sheffield Unitary Development Plan (UDP). The main issues in assessing this application are the design of the proposal, the impact on living conditions, and the impact on highway safety.

Design

In terms of design, Policy H14 "Conditions on Development in Housing Areas" (part a) requires new buildings to be well designed and in scale and character with neighbouring buildings. Policy BE5 "Building Design and Siting" requires the use of good design with part a) emphasising the need for original architecture to be encouraged, whilst ensuring that it complements the scale, form and style of surrounding buildings. Part c) requires extensions to respect the scale, form, detail and materials of the original building. In the Core Strategy, Policy CS74 "Design Principles" specifies that development should take advantage of and enhance the distinctive features of the city.

The Supplementary Planning Guidance for “Designing House Extensions” (SPG) requires that extensions are compatible with the character and built form of the area, do not detract from the dwelling or the general character of the locality and are built of matching materials and features.

The two storey side extension lines through with the existing front elevation, with a recessed rainwater pipe to create a defined joint. The extension features red brick to match the red brick on the existing house, under a hipped roof which mirrors the existing scenario. There are a large number of similar extensions visible within the immediate street scene and this proposal is considered to respect the host building, sit comfortably within the street scene and features matching materials complying with policies BE5, H14 of the UDP, CS74 of the Core Strategy and Guidelines 1-3 of the SPG.

Residential Amenity

Policy H14 part (c) and (d) requires that new development in housing areas should not cause harm to the amenities of existing residents. Core Strategy policy CS74 requires new development to contribute to the creation of successful neighbourhoods. These are further supported by the 'Designing House Extensions' SPG.

With regard to overlooking, the principles of the SPG recommend that dwellings should keep a minimum of 21 metres between facing main windows. The main aspect windows are in the front and rear of the extension which overlook the highway and the existing rear garden. A window is proposed in the roof slope serving the bathroom which is at high level and will not adversely overlook occupiers of No. 12. No windows are proposed in the side facing No 8.

In terms overbearing and overshadowing, the SPG requires that single storey extensions positioned close to a neighbouring property's windows should not project out more than 3 metres. In this case, the rear single storey extension sits slightly away from the boundary with No 8 and extends out to 3 metres in depth, ensuring no adverse overbearing or overshadowing is created. No 12 is set back from the proposal in an elevated position and has a garage running along the boundary with the application site. The two storey element of the scheme does not breach the 45 degree angle when measured in relation to neighbouring ground floor windows and again, no adverse overbearing or overshadowing will be created by the proposal to occupiers of No. 12.

There remains adequate garden space afforded to future occupiers of the dwelling meeting guideline 4 of the SPG, and main habitable rooms have a good outlook.

All other properties are sufficient distance away from the proposal.

Therefore the proposal satisfies guidelines 4-6 found in the SPG and the requirements of policy H14 of the UDP and Core Strategy policy CS74 with regard to residential amenity.

Highways

There remains sufficient off street parking to the front of the dwelling with the development not adversely affecting highway safety meeting the requirements of UDP policy H14 and Guideline 8 of the SPG.

SUMMARY AND RECOMMENDATION

The proposed extension is considered to be visually acceptable, and will not cause significant nuisance in terms of loss of light or privacy to neighbouring property. As such the scheme is considered to meet the requirements of Unitary Development Plan policies BE5, and H14, policy CS74 of the Sheffield Development Framework Core Strategy and the Guidelines found in the Supplementary Planning Guidance for Designing House Extensions.

Members are therefore recommended to approve the application with conditions.

Case Number	17/01274/FUL (Formerly PP-05932653)
Application Type	Full Planning Application
Proposal	Application to allow removal of a small area of landscaping to facilitate site investigation (application under Section 73 to vary condition No. 6. Landscaping); relating to planning permission no. 98/0844P
Location	Land Between James Walton Court And Station Road James Walton Court Sheffield S20 3GY
Date Received	22/03/2017
Team	City Centre and East
Applicant/Agent	4-Front Architecture
Recommendation	Grant Conditionally

Time limit for Commencement of Development

Approved/Refused Plan(s)

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

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

6. The landscaped areas shall be retained except for the area identified in purple on plan 16-2645-01 Rev B which may be removed to facilitate site investigation works to establish if a mine shaft exists on site, subject to a protective fence being erected before the site is cleared to protect the retained landscaping in accordance with details set out on the plan. Should planning permission not be secured for redevelopment of part of the site for housing within 1 year of the landscaping being removed a replacement planting scheme for the cleared area along with a timescale for carrying out

the scheme shall be submitted to and approved by the Local Planning Authority within 13 months of the site being cleared. Thereafter the landscaping works shall be implemented in accordance with the approved timescale and the landscaped areas shall be cultivated and maintained for 5 years from the date of implementation and permanently retained.

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

10. Prior to the commencement of development, a scheme for the retention and protection of ecologically valuable areas shall have been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall include any remedial measures that might be identified in the scheme, shall be implemented within a timescale to be agreed with the Local Planning Authority and retained thereafter.

Reason: In order to conserve ecologically valuable habitats.

13. The applicant shall make a contribution to the Council's 'Per Cent for Art' Scheme. Before the development is commenced, details of the contribution to the Council's 'Per Cent for Art' Scheme shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be used unless the contribution to the Council's 'Per Cent for Art' Scheme has been provided in accordance with the approved details and thereafter such contribution shall be retained unless otherwise agreed in writing by the Local Planning Authority.

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

18. Prior to the commencement of development, details shall have been submitted and agreed in writing of off-street parking provision, as indicated on drawing numbered 98/067/02. Such parking shall be provided prior to the occupation of any dwellinghouse and retained thereafter.

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

Other Compliance Conditions

8. As part of the above landscaping scheme, the trees covered by the Tree Preservation Order at Site 1 shall be retained unless otherwise authorised in writing by the Local Planning Authority.

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

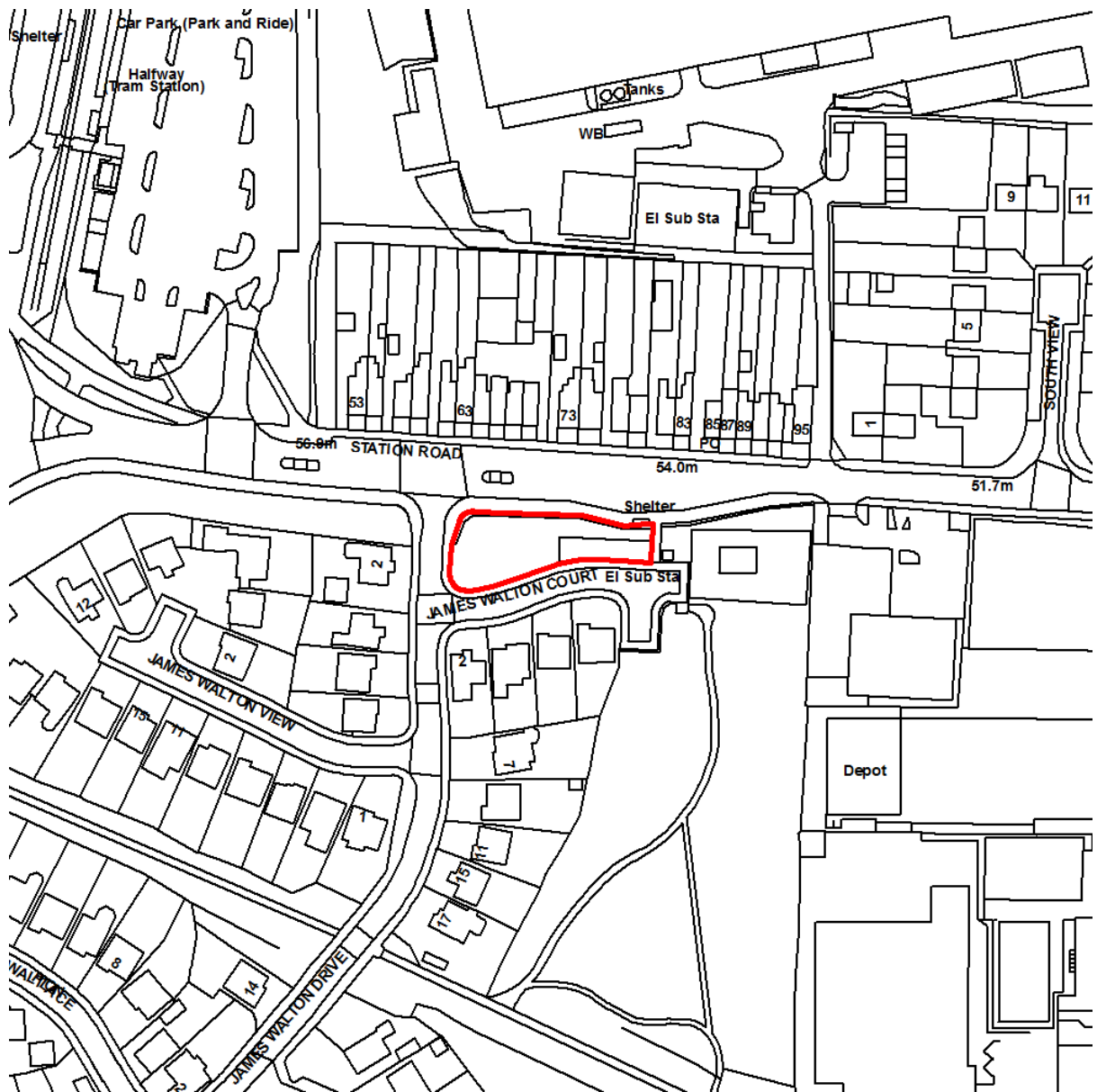
9. As part of the above landscaping scheme, the existing trees and hedgerows to the south of the Morrison's Store shall be retained and included unless otherwise agreed in writing by the Local Planning Authority.

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

Attention is Drawn to the Following Directives:

1. The applicant is advised that conditions 1 to 5, 7, 11, 12, 14, 15, 16 and 17 have been removed from the decision notice as they have been discharged, the original numbering has been used for the conditions which have been retained, although the details for these conditions will have been approved they have been retained as they have ongoing requirements. The format of decision notices has changed since the original consent such that some condition numbers will appear out of sequence when compared with the original.
2. 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 site is a landscaped area forming part of the housing site at the corner of Station Road and Rotherham Road, Halfway. It is adjoined by detached houses that form part of the housing estate, and a small parking area for terraced and semi-detached houses on the opposite side of Station Road. Station Road is a busy road serving Mosborough, the Holbrook Industrial area and Killamarsh.

The application site is covered in trees and shrubs and forms part of a similar buffer area that edges the housing site between Station Road and Rotherham Road. The site is irregular shaped and approximately 19m wide at the western end and approximately 4m wide at the eastern end where it screens the car parking serving the housing on the other side of Station Road. The planting on the site is approximately 15 years old and was provided as part of the housing development. The original outline planning application for housing on this site contains a condition requiring provision of a 10m wide landscaping area on the Station Road frontage (permission 98/0844P condition 7 refers). The reserved matters application 99/0888P includes conditions concerning the provision and retention of landscaping part of which was an agreed scheme of woodland edge planting for the Station Road frontage.

A planning application was submitted to build a house on the site in 2016 which was subsequently withdrawn. The Coal Authority objected to the application on the grounds that further information was needed to show the relationship with a mine entry within 20m of the planning application boundary. The Coal Authority has no record of it being treated and its exact position may vary by 10m which meant that it could affect the proposed siting of the house. They advised that the applicant needed to carry out intrusive site investigation works along the western boundary to determine whether or not the mine entry falls within the site.

As the condition on the outline application requires the landscaping to be retained, the applicant is applying to remove part of the landscaping on the site in order to allow the site investigation to be undertaken. The application identifies an area at the south west corner of the site where the existing trees and shrubs would be removed to allow the site investigation to proceed. The area would be defined with temporary fencing to protect against damage to the rest of the trees on site outside the working area. If planning permission is not granted within 1 year of the removal of the vegetation it will be reinstated. The area of landscaping to be removed is approximately 8m by 11.5m. The rest of the landscaping would be retained including the buffer landscaping strip adjoining the Station Road frontage.

The applicant is therefore seeking to amend the wording of condition 6 as described below.

Original Condition

Before any work on site is commenced, a landscape scheme for the site shall have been submitted to and approved by the Local Planning Authority. The scheme shall be carried out to the satisfaction of the Local Planning Authority by the end of the first planning season following the commencement of the use and thereafter the

landscape areas shall be retained. The landscape areas shall be cultivated and maintained for 5 years from the date of implementation and any failures within that 5 year period shall be replaced to the satisfaction of the Local Planning Authority

Replacement Condition 6

The landscape areas shall be retained except for the area identified in purple on plan 16-2645-01 Rev B which may be removed to facilitate site investigation works to establish if a mine shaft exists on site, subject to a protective fence being erected before the site is cleared to protect the retained landscaping in accordance with details set out on the plan. Should planning permission not be secured for redevelopment of part of the site for housing within 1 year of the landscaping being removed a replacement planting scheme for the cleared area along with a timescale for carrying out the scheme shall be submitted to and approved by the Local Planning Authority within 13 months of the site being cleared. Thereafter the landscaping works shall be implemented in accordance with the approved timescale and the landscape areas shall be cultivated and maintained for 5 years from the date of implementation and permanently retained.

SUMMARY OF REPRESENTATIONS

A petition signed by 96 people who live in the local area has been received which opposes the clearance of the landscaping. The petition says that the trees create a barrier to traffic noise; the industrial area down Station Road; and carbon monoxide pollution. It also refers to the loss of wildlife and its harm to the wildlife corridor of which it forms part as well as its effect on a tree covered by a Tree Preservation Order. It says removal of the trees to allow test drilling will weaken any future objection to the development of the site.

Ten individual objections have been received. The main grounds of objection are as follows:

- The removal of trees would result in the loss of a buffer to the road traffic noise and have a detrimental impact on the green link/wildlife corridor, resulting in the loss of wildlife habitat and an impact on a tree covered by a Tree Preservation Order. A 10m landscape buffer was required as part of the original application for housing on the site in compensation for loss of landscaping when the site was developed. Conditions require this to be retained.
- The woodland buffer is a visual amenity benefiting the walking and cycle routes along the frontage.
- The site is open space and removal of the landscaping is contrary to Core Strategy Policy CS 47.
- Removal of the trees would be the first step towards developing the site. The proposed access to a new house on the site would be too close to Station Road and James Walton Court especially given that cars are parked on the road near to the entrance to the estate and would be a safety hazard.
- The site investigation works will be intrusive for residents and the impact of drilling on adjoining property is unknown.

- There must be a significant safety concern for the Coal Authority to object previously.

PLANNING ASSESSMENT

Policy

In the Unitary Development Plan the site lies within an Industry and Business Policy Area. However this allocation is out of date and does not reflect the permission for housing granted in the late 1990s. In the Sheffield Development Framework Pre-Submission Proposals Map the site is identified as open space with the existing housing identified as a housing area. The landscaping along Station Road is identified as a Green Link and the footpath along the south side of Station Road is shown as proposed to be an improved walking and Cycling Route (or Bridleway). The Proposals Map has little weight as the Council is preparing a new Local Plan; however it indicates the direction of travel.

Core Strategy Policy CS 47 is concerned with safeguarding Open Space. It says that development of open space will not be permitted where:

- It will result in a quantitative shortage in the local area.
- It would result in the loss of open space that is of high quality or of heritage, landscape or ecological value;
- People in the local area would be denied easy or safe access to informal open space that is valued or well used; or
- It would cause or increase a break in the city's Green Network.

UDP policies GE11 and GE15 seek to promote and protect the natural environment and protect areas of woodland and trees. UDP policy GE10 seeks to protect Green Links.

An open space assessment has been carried out and there is no shortage of informal or formal open space within the catchment area of the site. The open space is covered in developing trees and shrubs and its value is as a buffer between the housing and road and as a Green Link along Station Road. Whilst the open space is valued by residents as a buffer and part of the Green Corridor it is totally covered in developing trees and there is no public access. Therefore people would not be denied access to an open space that is well used.

The landscape buffer strip along the Station Road frontage of the site widens out where it meets the application site. The retained area of landscaping will be a similar width to the existing landscaping on the opposite side of James Walton Drive adjoining number 2. In your officers view the retained area of landscaping is sufficient to maintain an adequate buffer strip between the housing and Station Road and a green link along Station Road. Given this, it is considered that even with the removal of the landscaping to facilitate the site investigations the land will still maintain its open space function and would not be contrary to policy.

Landscape

The trees adjoining Station Road and the Rotherham Road frontage to the site create a strong landscape edge to the highway which is valuable visually as a landscape feature and in softening the urban development along Station Road. As stated above the planting next to Station Road is also valuable as a buffer between the housing and the busy road and as a Green Link along Station Road.

Following the site investigations there will still be a 7.5m landscape strip retained along the Station Road frontage. In your officers view this is sufficient to maintain a strong landscape edge and buffer strip between the housing and road.

The landscaping on this site was planted approximately 15 years ago as a Woodland buffer strip. It is not known to contain any particularly valuable flora or fauna and the tree covered by the Tree Preservation Order is not affected by the proposal. The Council's landscape officer who has visited the site does not consider that the landscaping which is to be removed is of sufficient value to preclude development of part of the site provided the buffer strip to Station Road is retained.

Should the applicant not secure detailed planning permission for redevelopment of part of the site for housing within 1 year of the existing landscaping being removed a replacement planting scheme is required to be implemented in accordance with the condition above. There will be a temporary negative visual impact following the clearance of the site pending its redevelopment or re-landscaping. However this is not considered to be sufficient basis for resisting the application.

Other Matters

This application is only concerned with the removal of the landscaping. The merits of any future planning application for building a house on the site will need to be considered as part of that application.

Whilst there will be some disturbance when the site investigations are being undertaken this will be for a temporary period.

SUMMARY AND RECOMMENDATION

It is considered that the landscaping on the site has value as a buffer between the housing site and Station Road; as a Green Link and as a visual amenity as part of a green edge to the housing site. It is considered that the landscape strip which is to be retained to the Station Road frontage will maintain these functions. Therefore it is recommended that consent can be granted to remove that landscaping to carry out the site investigation and to replace condition 6 with the condition listed earlier in this report.

Case Number	16/04583/FUL (Formerly PP-05680491)
Application Type	Full Planning Application
Proposal	Retention of building for repair and maintenance of vehicles (Use Class B2) and use of land for storage of car parts (Use Class B8)
Location	Land At Barleywood Road Sheffield S9 5FJ
Date Received	07/12/2016
Team	City Centre and East
Applicant/Agent	YS Design Services 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:

160117-02

160117-03

160117-04

Landscape plan received from Peak Garden Design 3rd Sept 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)

3. Within 4 weeks of the date of this decision the building shall be painted dark grey (RAL 7016).

Reason: In the interests of the visual amenities of the locality and to preserve the setting of the adjoining Listed Building

4. The approved landscape works shall be implemented within 3 months of the date of this decision. Thereafter the landscaped areas shall be permanently 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.

Other Compliance Conditions

5. The area to the front of the building shall be retained as a customer car park and shall not be utilised as a storage area for vehicle parts at any time.

Reason: In the interests of the visual amenities of the locality and to preserve the setting of the adjoining Listed Building

6. No works in connection with the repair and maintenance of vehicles shall be carried out outside the building which is hereby approved.

Reason. In the interests of the amenities of the locality and visitors to the adjoining cemetery.

7. The storage of car parts shall be restricted to the land behind the building and be limited to a maximum of 3.5m above external ground levels.

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

8. The land and building shall not at any time be used for the breaking of vehicles.

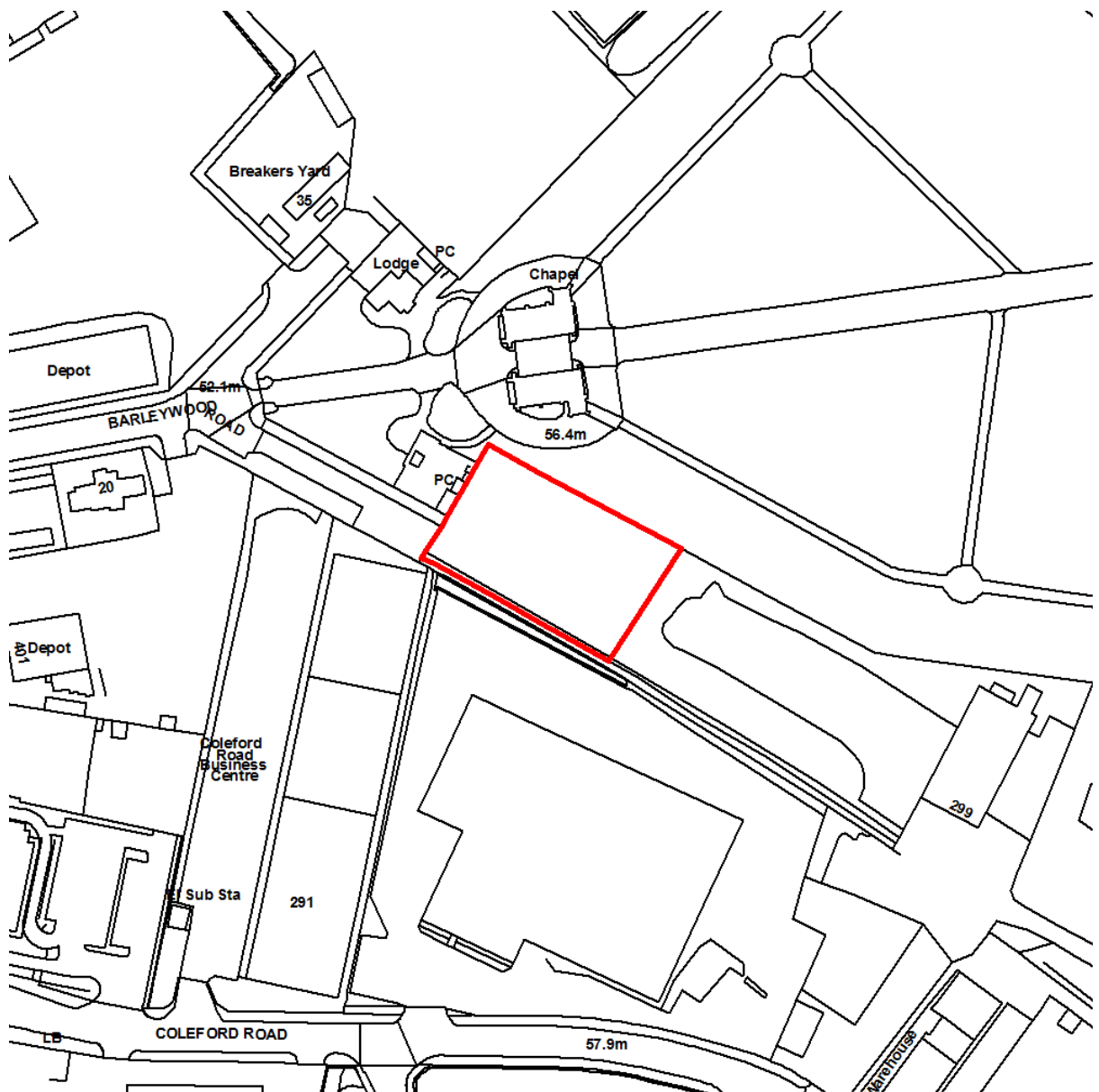
Reason: In the interests of the amenities of the locality.

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. The applicant is advised that Barleywood Road is an unadopted public highway and should not at any time be used as an extension to the car repair garage. Failure to keep the public highway clear will result in legal action being taken by the Council.
3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority

Site Location



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LOCATION AND PROPOSAL

The application relates to the retention of a steel framed building and seeks approval for use as a vehicle repair garage (Class B2) and the continued outside storage of car parts. The site which is located at the end of Barleywood Road (at this point an un-adopted public highway) abuts Tinsley Park Cemetery to the north and a public footpath to the south.

The site falls within a General Industrial Area with Special industries as defined by the Unitary Development Plan. The surrounding area is characterised by large steel framed buildings in a mix of industrial and commercial uses. Tinsley Park Cemetery to the north is elevated above the application site. The associated chapel and main cemetery boundary walls and railings which run along Barleywood Road are Grade II listed.

RELEVANT PLANNING HISTORY

Following complaints in 2016 that the land was being used as a scrap yard, the site was inspected and found to be used as a car breaking yard including the storage of scrap vehicles and vehicle parts and a new building was under construction. Land outside the site on the un-adopted part of Barleywood Road was also being used to store vehicles and waste material. Due to concerns that the continued use of the land for this purpose would impact on the quiet enjoyment of the cemetery by families visiting graves and detract from the setting of the listed chapel, the Planning and Highways Committee authorised enforcement action to secure the cessation of the use of the land as a vehicle breakers yard and the removal of the unauthorised building, together with clearance of the land of any items associated with the unauthorised use.

Following the serving of the Enforcement Notice the applicant has largely cleared the site of scrap vehicles and any activity in connection with car breaking has ceased. Construction works have however continued on the building which is now complete with the land to the rear of the building being used for the storage of vehicle parts.

Highways enforcement officers have taken separate action to clear the access road of scrap vehicles and waste.

SUMMARY OF REPRESENTATIONS

28 letters of support have been received from members of the public who consider that the site is a suitable location for a vehicle repair garage it is in an accessible location within an industrial area. The redevelopment of the site will bring security to the area, creating jobs and benefiting the local economy.

Bereavement Services have commented that the site has been used for the accumulation of scrap vehicles which has at times caused access problems to the cemetery. They have received complaints from members of the public who have experienced difficulties when trying to enter the cemetery to visit loved ones and there have been times when funeral corteges have not been able to enter the

cemetery. They raise concern that any increase in activity at this property will lead to further problems for public access to the cemetery and an adverse effect on the environment.

PLANNING ASSESSMENT

Policy

The site falls within a General Industry Policy Area with Special Industries as defined by the Unitary Development Plan. Policy IB5 lists general industrial uses as the preferred use of land with open storage listed as an acceptable use. The proposal is therefore acceptable in land use policy terms subject to compliance with other policy requirements.

UDP Policy IB9 'Conditions on development in Industry and Business Areas' requires new development to be well designed with buildings and storage of a scale and nature appropriate to the site

UDP Policy IB14 'Siting industries and sensitive uses near to each other' requires an environmental buffer between industry and sensitive uses.

UDP Policy BE19 'Development affecting Listed Buildings' requires development to protect the character and appearance of the listed building and its setting.

Core Strategy Policy CS74 'Design Principles' states that high quality design is expected which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

PLANNING ASSESSMENT

Building

The building which has been erected on site is a large steel framed building, 4.6m high to eaves and 6.1m in overall height. The building which is 18.8m long and 14.3m wide is sited at right angles to and 5m away from the boundary with the cemetery. The building is finished in a light grey cladding.

Land levels within the cemetery are elevated 2.3m above the application site. The difference in levels and the existing 1.2m high stone boundary cemetery wall helps to screen the lower part of the building. The upper part of the building however forms a prominent feature as viewed from the cemetery and can be seen clearly from the listed chapel. There are graves within the cemetery immediately behind the building.

Concern has been raised with the applicant regarding the prominence of the building in relation to the cemetery. In order to reduce the impact of the building the applicant has indicated his intention to paint the entire building dark grey (RAL 7016) and to provide extensive landscaping along the boundary with the cemetery which will over time screen the building from view and maintain the setting of the Listed Chapel.

If permission is granted conditions would be added to ensure the building is painted within 4 weeks of approval with landscaping to be carried out before the end of the current planting season.

Use

The applicant proposes to use the building for the repair and servicing of vehicles with all works taking place within the building. The applicant has confirmed that no vehicle breaking will take place on the site. The proposed use inside the building will limit the potential for disturbance to visitors to the cemetery. Land to the front of the building will be utilised for customer parking. This would be controlled by condition.

Land to the rear of the building will be retained as an open storage area. Vehicle parts have previously been stored on a racking system which does not project above the boundary with the cemetery. In this respect the open storage area is not detrimental to the visual amenities of the adjoining cemetery and a condition will be added to any subsequent approval limiting the height of storage so it doesn't impact on views from the cemetery. Vehicle parts are brought into the site from elsewhere and are either utilised as part of vehicle repairs or sold as separate items for customers to take away and fit themselves.

Access

The application site is accessed over an un-adopted part of Barleywood Road which only gives access to the application site and the public footpath which links through to Coleford Road and Tinsley Park. The road is bound along its northern boundary by the grade II listed boundary wall to the cemetery. The road is not part of the application site and there is no intention to utilise this land for storage. The road has however been used for the parking of customer vehicles whilst the site has been cleared of scrap vehicles. All customer parking will take place within the site in the future.

At your planning officer's last visit to the site it was noted that a static caravan had been sited close to the site entrance on Barleywood Road and was in use as a site hut. Highways enforcement staff are currently taking action to seek removal of the caravan.

A directive will be added to any subsequent approval reminding the applicant that Barleywood Road should be kept clear at all times to avoid future enforcement action by the council.

Coal Mining Risk

The part of the site upon which the building has been constructed falls outside the Coal Mining High Risk Area. On this basis the Coal Authority has raised no objection to the proposal.

SUMMARY AND RECOMMENDATION

The application site is located in a sensitive location close to Tinsley Park Cemetery and in close proximity to Grade II Listed buildings. Whilst the proposed use of the site for vehicle repairs is compatible with the industrial nature of the surrounding area there are concerns that the proposal may impact on the setting of the neighbouring Listed Buildings. In this respect the applicant has agreed to make modifications to the finished colour of the building and to implement a landscaping scheme which will help to protect the setting of the neighbouring listed buildings. With this agreement in place it is recommended that planning approval be granted subject to the listed conditions.