

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **17/01905/FUL**
- Address** **340 Lydgate Lane**

Correction – Site Plan – Page 112

The site includes the forecourt fronting Lydgate Lane and does not end at the front elevation of the existing shop as indicated on the plan on page 112

Additional representation

One additional representation of objection has been received;

- revised plans offer little alteration to the proposals and still fail to address Issue of density; being greater than CS26 sets out and will set a precedent
- development at the scale proposed on this site is not established through local planning policy and should be refused;
- maximises the number of units to the detriment of neighbouring residents on Lydgate Hall Crescent, including severe impingement on visual amenity and loss of green space to the rear of the site which currently acts as a buffer between neighbouring properties, unacceptable risk of overlooking, loss of privacy, light and light pollution as a result of proposed massing at three stories high and density;
- reiterate the contradictory nature of the proposals when tested against Sheffield Development Framework Core Strategy:
Policy CS31 establishes absolute importance of character when considering new residential development, reinforces highly disproportionate and incompatible proposed site density;
Policy CS74 developing tallest building in Crosspool in a residential garden does not positively enhance local character and fundamentally contradicts policy CS74;
- the 5 year housing land supply for Sheffield for 2017/18 to 2021/22 contained in the Sheffield and Rotherham SHLAA Interim Position Paper 2016 is 6.5 years worth of housing land, there is no strategic necessity to grant permission to this windfall site;
- proposal continues to encroach onto current garden space, general presumption against development of garden land highlighted in National Planning Policy Framework paragraph 53;
- issue of highway safety in line with appeal decision are still pertinent, difficulties and dangers accessing the proposed development from busy A57 and 4-arm junction traversing well used pedestrian route, entry point regularly blocked by HGVs accessing local businesses.

PLANNING ASSESSMENT

The matters raised regarding the impacts of the proposed development on principle, density, scale, visual amenity, garden space, residential amenity and highway safety have been assessed in the agenda report.

Whilst the Sheffield and Rotherham Housing Land Availability Assessment (SHLAA) Interim Position Paper 2016 stated that the net 5-year supply of housing sites exceeded the net requirement and represented a 6.5 year supply of sites, subsequently, the latest Government household growth projections suggest that housing need in the city is higher than was previously planned for in the Core Strategy, and as such the city has less than a 5 year land supply.

2. Application Number 17/04177/FUL

Address Sefton Road

Description of proposal

Date of amended plans should now be 07/12/2018

3. Application Number 17/01012/REM

Address Bannerdale Centre Site, Carter Knowle Road

Additional Representation

Recent correspondence has been received from Carter Knowle and Millhouses Community Group which suggests that approval of the current scheme should include a requirement for the developer to liaise with the Council to achieve a SUDS area which forms a local amenity feature, and queries the absence of a tree protection plan particularly regarding 2 small groups of Handsworth Hollies and a walnut tree that are valuable.

Details of the SUDs feature are required to be submitted via a condition on the outline approval. The Handsworth Hollies would be removed as part of the development, with their loss not being considered to significantly undermine amenity. The walnut tree is in a group retained on the submitted drawings.

Amended Condition Num 1:

The list of approved documents should be amended to:

- EXTERNAL WORKS LAYOUT - 1 OF 3 / 1048/08/01.01 Rev /
- EXTERNAL WORKS LAYOUT - 2 of 3 / 1048/90/08.02 Rev /
- Arboricultural Implications Plan / 13667-A/AJB
- Boundary Treatments / 1530.300 Revision A

- Materials & boundaries layout / 1530.07 Revision D
- Planning Layout / 1530.01 Revision J
- POS area plan / 1530.10 Revision B
- Housetype Planning Drawing T66 / 1530:108 Revision A
- Housetype Planning Drawing ALD / 1530:103 Revision A
- Housetype Planning Drawing WIN / 1530:102 Revision -
- Housetype Planning Drawing HAL / 1530:104 Revision -
- Housetype Planning Drawing ENN / 1530:100 Revision -
- Housetype Planning Drawing ALD / 1530:103 Revision -
- Housetype Planning Drawing RAD / 1530:105 Revision -
- Housetype Planning Drawing T69 / 1530:109 Revision -
- TYPICAL MASONRY RETAINING WALL DETAILS / 35027/200 REV B
- GABION RETAINING WALL DETAILS (RETAINING UP TO 3.1M) / 36614/GRW/001 REV A
- DETAILS FOR EXTRA FACING BRICKWORK WITH REINFORCED SUSPENDED GROUND SLABS / 38013/001 REV B
- TANKED GARAGE MASONRY RETAINING WALL / 39388/001 REV B
- Garage Single Detached Plans and elevations / 1530.202 Revision – -Garages: Twin/double detached Plans and elevations / 1530.203 Revision -
- STREET SCENES / 1503.04 Rev B

- Cross Sections / 1530.11 (Sheet 1) Revision B
- Cross Sections / 1530.11 (Sheet 2) Revision B
- LANDSCAPE MASTERPLAN / R/1958/1C

Amended Condition Num. 3

Remove reference to prior to commencement of development and replace as below:

A comprehensive and detailed planting plan and details of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority **within three months of the commencement of development**, or an alternative timeframe to be agreed in writing by the Local Planning Authority.

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

Remove Condition Num. 6

This is because it is partly duplicated within Condition 8.

Amended Condition Num. 7

Amend condition to:

Prior to the commencement of development details of construction methods relating to trees shall be submitted to and approved in writing by the Local Planning Authority, and shall include a schedule of works involved in the removal of the tarmac road **within the Root Protection Areas of trees labelled T27 and T28 on Drawing Planning Layout Revision J (Ref 1530.01)**, specifications of the replacement pathway within the Root Protection Areas of retained trees and

specialised construction techniques to avoid root damage. Thereafter, development shall proceed in accordance with the approved details.

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

Additional Condition

Section G on Drawing reference Cross Section / 1530.11 (Sheet 2) is not hereby approved.

Reason: In order to define the permission.

Additional Condition

Within three months of development commencing details of footpaths, which shall include a level route unless this is shown not to be practical, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include information covering surfaces, dimensions and the final route. This route/s must connect the north-west of the application site to the existing public footpath to the north-west of Holt House Grove (reference SHE\1072), from that point to the existing public footpath's entry point into Spring Wood immediately to the south of the application site and from the south-western corner of the site to the undesignated footpath entry point into Spring Wood and further eastward to the existing public footpath. The approved details shall be provided before occupation of the development hereby approved and retained thereafter.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield (and/or Core Strategy) Policies T7.

Additional Condition

Notwithstanding the details of Approved Drawing "Materials & boundaries layout – Number 1530.07 Revision D", the following items are not hereby approved:-

details of boundary treatments; and

materials.

Prior to commencement of those parts of the development revised drawing/s and details of all proposed 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. The revised drawing/s shall retain openings in boundary treatments as required to achieve public access along rights of way and footpaths as required by Condition Number 11 of this approval. Thereafter, the approved details shall be implemented as part of the development thereafter and retained as such thereafter.

Reason; In order to define the permission.

Additional Directive

Include the following as a further Directive:

As the proposed development will involve the closing/diversion of a public path(s) you are advised to contact the Highway Records team as soon as possible with a view to the necessary authority being obtained for the closure/diversion of the path(s) under Section 257 of the Town and Country Planning Act 1990. This process can take several months to complete.

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