

## PLANNING & HIGHWAYS COMMITTEE 21 May 2013

### SUPPLEMENTARY INFORMATION

#### PLANNING APPLICATIONS

1. **Application Number:** 13/00576/FUL

**Address:** Site of 29-65 Garden Street, Sheffield, S1 4BJ

#### **Design of Solar Shading**

Members should be aware that the design and method of the proposed solar shading for the Broad Lane frontage of the teaching block has not been agreed and is a detail, which has been conditioned.

#### **Additional Representation**

Sheffield Windows Centre would like to retract their letter of representation but would like obscure glazing to be introduced into elevations facing towards their site.

A condition will be imposed requiring obscure glazing to be introduced to the east facing elevation of Levels 3 and 4 of Block A, which are the closest windows that may impact on to the adjacent site.

#### **Archaeology**

A Heritage statement has been submitted, which confirms that part of the site has been excavated and reports compiled. Such recordings will need to be appropriately archived and this has been reiterated by the South Yorkshire Archaeology Unit. There is a small area to the west of the St Luke's school building which will require investigation. A condition will be imposed to ensure that such investigations are carried out, where necessary, and to an appropriate and agreed timescale prior to any further development commencing on site.

#### **Affordable Housing**

Following discussions with the District Valuation Office and the planning agent it has been demonstrated that it is not financially viable to provide a financial contribution towards the provision of Affordable Housing.

#### **Public Art**

In lieu of providing on-site public art, a financial contribution of £30,000 will be provided, towards the refurbishment of the Montgomery Fountain, located on Broad Lane. This will be secured via a Section 106 Legal Agreement.

#### **Heads of Terms**

The sum of £30,000 is required towards the provision of public art.

The sum of £17,646 is required towards footway route enhancements.

The sum of £216,380 is required towards the provision of Open Space in line with Policy H16 of the UDP, the City Centre Living Strategy and the Breathing Spaces Strategy.

### **Amended Wording of Conditions**

#### **Remove Condition 25 (it is a repeat of Condition 20)**

In order to facilitate continuous construction work on site, it has been necessary to amend the wording of the following conditions:-

#### **Conditions 7, 8, 15, 16, 40 and 41**

- Conditions 7, 8**     **Alter first line to** “Before that part of the development is commenced.” .....
- Condition 15**     **Alter to** “before that part of the development is commenced” .....
- Condition 16**     **Alter to** “Prior to occupation, details of any boundary treatment” .....
- Condition 40**     **Alter to** “Prior to occupation” .....
- Condition 2**     **Add** “and 09.05.2013” after “Amended drawings emailed 08.05.2013”.
- Condition 9**     **Alter to** “Details of the extent and specification of brick/stone repair and cleaning of the former school building” .....
- Condition 12**     **Alter to** “The sample panel shall be approved in writing by the Local Planning Authority prior to building works commencing on that part of the development and shall be retained” .....
- Condition 17**     **Alter to** “Unless otherwise agreed in writing by the Local Planning Authority” ....

#### **Additional Conditions**

C Any remediation works recommended in the 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 the development being commenced 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.

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

C 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.

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

C The areas of coloured glazing/panels indicated on the recessed upper floors of the Garden Street frontage, as shown on drawing no. P/113 Rev D 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.

R In the interests of the visual amenities of the locality.

C The entrance to Block C on the Garden Street frontage, as shown on drawing no. P/113 Rev D is not approved. Before that part of the development is commenced, details of an alternative entrance shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such entrance shall be implemented in accordance with the approved plans.

R In the interests of the visual amenities of the locality.

C The areas of coloured glazing/panels indicated on the elevation of the teaching block, fronting on to Broad Lane 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.

R In the interests of the visual amenities of the locality.

C The proposed solar shading shown on the teaching block fronting onto Broad Lane is not approved. Before that part of the development is commenced, details of the proposed solar shading shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such solar shading shall be implemented in accordance with the approved plans.

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

C The top floor treatment to the east facing, courtyard elevation of Block B, as shown on drawing no. P/114 Rev D is not approved. Before that part of the development is commenced, details of an alternative treatment to this floor shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such treatment shall be implemented in accordance with the approved plans.

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

C The proposed horizontal coloured panels/glazing to the elevations fronting onto Garden Street, as shown on drawing no. P/114 Rev D are not approved. Before that part of the

development is commenced, details of an alternative treatment to those elevations shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such treatment shall be implemented in accordance with the approved plans.

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

C The proposed windows on the west facing elevation of the teaching block, as shown on drawing no. P/114 Rev D shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of it shall at any time be glazed with clear glass without the prior approval of the Local Planning Authority.

R In the interests of the amenities of occupiers of adjoining property.

C 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 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 post-investigation 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 has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

R 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.

C The proposed café shall not be used until details, which shall include elevations, of the proposed fume extraction system have been submitted to and approved in writing by the Local Planning Authority and thereafter such fume extraction system shall be erected in accordance with the approved plans.

R In the interests of the visual amenities of the locality.

C The height and elevations to the link building proposed at the rear of the former school building, shown as elevations L2 and M4 on drawing no. P/121 and P/113 Rev D are not approved. Before the development is commenced, details of an alternative height and treatment to the elevations shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such development shall be constructed in accordance with the approved details.

R In the interests of the visual amenities of the locality.

C The proposed windows on the east facing elevation of levels 3 and 4 of Block A, as shown on drawing nos. P/105 Rev B and P/106 Rev B shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of it shall at any time be glazed with clear glass without the prior approval of the Local Planning Authority.

R In the interests of the amenity of occupiers of the adjacent property.

**2. Application Number: 13/00577/CAC**

**Address: Site of 29-65 Garden Street, Sheffield, S1 4BJ**

### **Additional Conditions**

**Condition** The development must be carried out in complete accordance with the following approved documents:

Drawing no. P/102, Floor Plan Level 0, received 22.02.2013;  
Drawing no. P/101, Floor Plan Level -1, Rev B, received 08.05.2013;  
Drawing no. P/103, Floor Plan Level 1, Rev B, received 08.05.2013;  
Drawing no. P/104, Floor Plan Level 2, Rev B, received 08.05.2013;  
Drawing no. P122, St Luke's Building, Existing building survey, emailed 20.05.2013.

**Reason** In order to define the permission.

**Condition** 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 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 post-investigation 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 has 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.

**3. Application Number: 11/02455/FUL**

**Address: Norfolk Park Student Residence, 200 Norfolk Park Road**

**Amend Description:**

Erection of 2 x 4 storey block of student accommodation (providing 40 bed spaces in 6 cluster flats) and provision of associated disabled car parking spaces and bike/refuse store and landscape works (including tree removal and replanting) (amended plans received).

**Additional Information:**

Car Parking:

A number of the objections received from local residents relate to the amount of car parking that will be generated by the proposal and the impact that this will have on surrounding streets.

The Applicant's Agent has confirmed that there is existing capacity within the site. There are 95 existing car parking spaces on the overall Student Village site. There are currently 56 permits held by residents – in total 30 of these spaces are for the full academic year and 26 are on a short-term (month-by-month) basis.

**Amended Wording of Conditions:**

**Condition 2:** Replace with:

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

- P\_01 Location Plan
- P\_02 Existing Site Plan – Rev. A
- P\_03 Proposed Site Plan – Rev. L
- P\_04 Proposed Block Plan – Rev. J
- P\_05 Proposed Typical Floor Layout Plan – Rev. H
- P\_07 Proposed Elevations – Coloured – Rev. J
- P\_09 Proposed Landscaping – Rev. I
- P\_10 3D Sketch Image Sheet 1 – Rev. E
- P\_11 3D Sketch Image Sheet 2 – Rev. E
- P\_12 3D Sketch Image Sheet 3 – Rev. A
- P\_13 Proposed Whole Site Soft Landscaping – Rev. A
- P\_14 Proposed Levels – Rev. D
- P\_15 Site Sections – Rev. B
- P\_16 Proposed Block 01 Elevations – Rev. B
- P\_17 Proposed Block 02 Elevations – Rev. B

**Reason:** In order to define the permission.

**Condition 18:** Alter second line to remove “for” after “accommodation”.

### **Additional Conditions**

**Condition:** The works of tree removal hereby authorised shall not be carried out before evidence of a contract for carrying out the works of development of the site for the proposed building works has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the development for which the contract provides.

**Reason:** To ensure that premature removal of trees does not take place and result in an undeveloped site, some time before redevelopment, which would be detrimental to the visual character of the site and locality.

**Condition:** The number of trees to be removed shall be carried out strictly in accordance with the information described in Section 5 (sub-section 5.2 Impact of Tree Removal) of the Arboricultural Report by Crown Consultants (dated 25<sup>th</sup> February 2013) unless otherwise authorised in writing by the Local Planning Authority. During the tree removal process an Arboriculturalist shall be present on site to ensure that necessary tree removal methods are followed and to ensure that those trees to be retained are protected as described in the Arboricultural Report.

**Reason:** For the avoidance of doubt and in the interests of the amenities of the locality.

**Condition:** Notwithstanding the details on the approved plans, at least 34 new trees shall be replanted on site and all of these new trees shall be at least Extra Heavy Standard specimens (16cm – 18cm) unless otherwise authorised in writing by the Local Planning Authority. The trees shall be planted within 3 months of the substantial completion of the development or its first occupation, whichever comes first.

**Reason:** To ensure an appropriate quality of trees are introduced into the site and in the interests of the amenities of the locality.

#### **4. Application Number: 13/00638/FUL**

**Address: Land Between Wybourn House Road Maltravers Place Cricket Inn Road and Cricket Inn Crescent**

#### **Amended Wording of Conditions:**

**Condition 2:** Replace with:

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

1040 P\_01 - SITE LOCATION PLAN - Rev. \*  
1040 P\_02 - EXISTING SITE PLAN - Rev. \*

1040 P\_03 - TREE REMOVAL PLAN - Rev. \*  
1040 P\_04 - PROPOSED SITE PLAN (amended) - Rev. C  
1040 P\_05 - DETAILED AREA - SHEET 01 (amended) - Rev. A  
1040 P\_06 - DETAILED AREA - SHEET 02 (amended) - Rev. A  
1040 P\_07 - PROPOSED STREET SCENES - Rev. \*  
1040 P\_08 - PROPOSED HOUSE TYPES - SHEET 01 (amended) - Rev. B  
1040 P\_09 - PROPOSED HOUSE TYPES - SHEET 02 (amended) - Rev. A  
1040 P\_10 - PROPOSED HOUSE TYPES - SHEET 03 (amended) - Rev. A  
1040 P\_11 - PROPOSED HOUSE TYPES - SHEET 04 (amended) - Rev. A

**Reason:** In order to define the permission.

**Condition 5:** Replace with:

Large scale details, including materials and finishes, at a minimum of **scale 1:20** of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows  
Window reveals  
Doors  
Eaves and verges  
External wall construction  
Brickwork detailing  
Balconies  
Entrance canopies  
Roof  
Ridge & valleys  
Rainwater goods  
Boundary treatments  
Photovoltaic panels  
Street Furniture – including bollards, seats etc.  
Entrance doors  
Ventilation grills  
Service/Meter boxes and covers  
Proposed windows surrounds (including colours)

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

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

**Additional Conditions:**

**Condition:** Notwithstanding the details on the approved plans, before the development is commenced the final proposed building plot levels shall be submitted to and approved in writing by the Local Planning Authority. Cross sections shall be provided where requested. Thereafter, the development shall be carried out in accordance with the approved details.

**Reason:** In order to ensure an appropriate quality of development and to protect the amenity of the site and nearby neighbouring occupiers.

**Condition:** Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority , full final details of the access and facilities for people with disabilities (including the final layout of the mobility units) shall have been submitted to and approved in writing by the Local Planning Authority and the mobility units shall not be used unless such access and facilities have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

**Reason:** To ensure ease of access and facilities for disabled persons at all times.

**Condition:** Notwithstanding the details on the approved plans, the design of Housetype C, Elevation A, is not approved. Before that part of the development is commenced, final design details of this elevation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

**Reason:** In the interests of the appearance and amenities of the development.

This page is intentionally left blank