

REPORT TO WEST AND NORTH PLANNING AND
HIGHWAYS COMMITTEE

DATE 12/07/2011

REPORT OF

DIRECTOR OF DEVELOPMENT SERVICES ITEM

SUBJECT

APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

SUMMARY

RECOMMENDATIONS

SEE RECOMMENDATIONS HEREIN

THE BACKGROUND PAPERS ARE IN THE FILES IN RESPECT OF THE PLANNING
APPLICATIONS NUMBERED.

FINANCIAL IMPLICATIONS

N/A

PARAGRAPHS

CLEARED BY

BACKGROUND PAPERS

CONTACT POINT FOR
ACCESS

John Williamson

TEL
NO:

0114 2734944

AREA(S) AFFECTED



CATEGORY OF
REPORT

OPEN

Application No.	Location	Page No.
11/02022/NMA	1 Bank Farm Bank Lane Sheffield S36 3SS	5
11/01679/FUL	51 Thompson Hill High Green Sheffield S35 4JS	10
11/01032/FUL	Land Adjacent 11 Carsick View Road Sheffield S10 3LZ	16
11/00922/FUL	Rivelin Water Treatment Works Manchester Road Fulwood Sheffield S6 5SP	31
11/00694/FUL	Bank House Bank Lane Sheffield S36 3SS	45
10/02063/FUL	Jubilee House And Adjoining Land Clay Wheels Lane Sheffield S6 1LZ	50

SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning
To The NORTH & WEST Planning And Highways Committee
Date Of Meeting: 12/07/2011

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	11/02022/NMA
Application Type	Non Material Amendment
Proposal	Alterations to glazing scheme in side elevation of approved extension (11/00413/FUL)
Location	1 Bank Farm Bank Lane Sheffield S36 3SS
Date Received	20/06/2011
Team	NORTH & WEST
Applicant/Agent	Mr & Mrs T Peers
Recommendation	Grant Conditionally

Subject to:

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

In order to comply with the requirements of the Town and Country Planning Act.
- 2 The proposed facing materials shall match the facing materials to the existing building.

In the interests of the visual amenities of the locality.

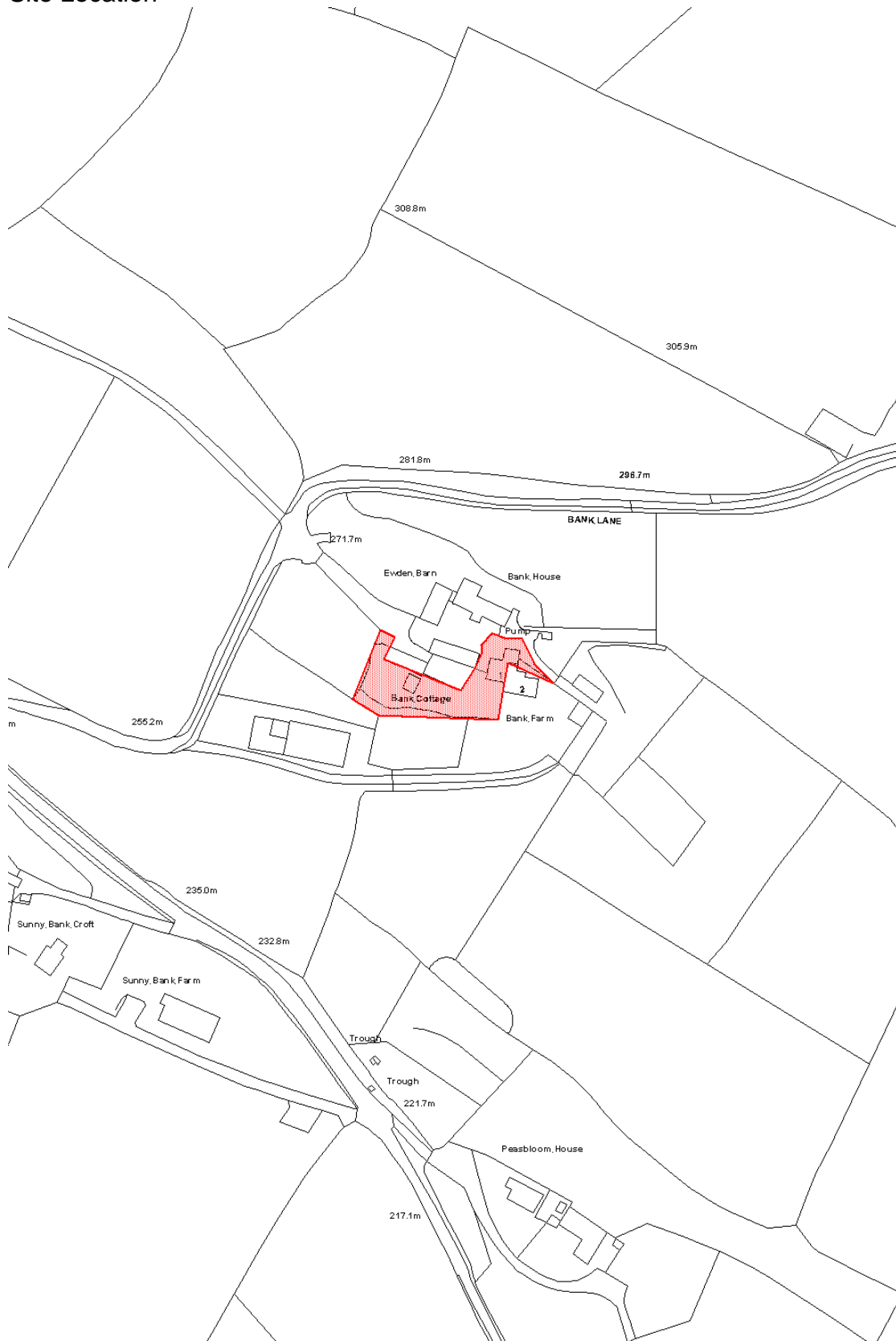
Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

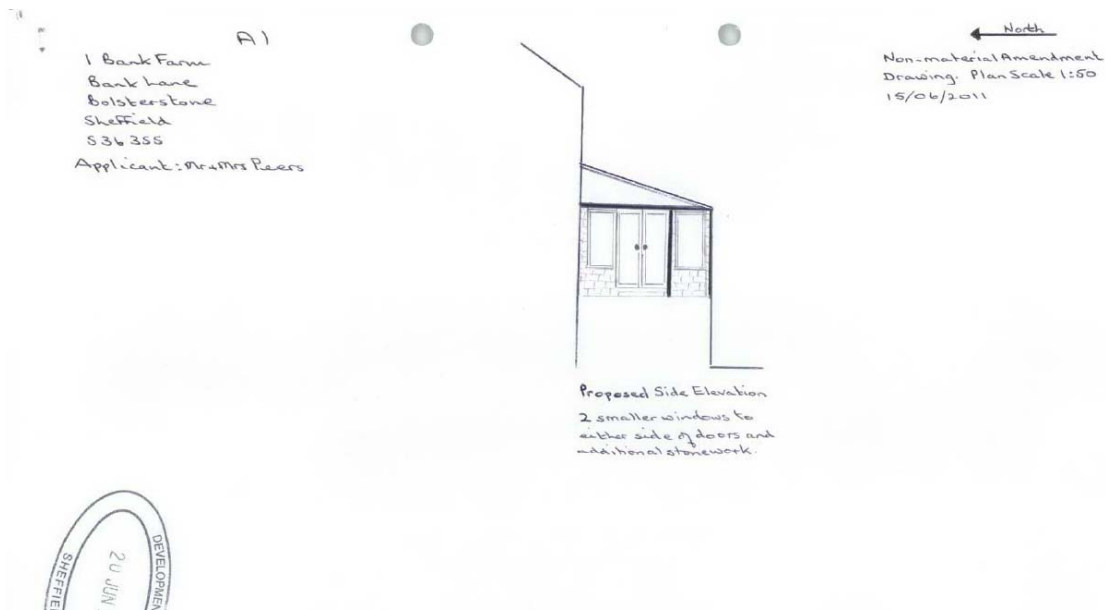
The amendments to the proposed side door and window do not contravene Green Belt policy and will not impact adversely on adjoining properties.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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INTRODUCTION

In March this year, planning permission was granted by this Committee for an extension to the basement with a ground floor extension over, at the rear of the property, (Planning reference number 11/00413/FUL refers) This application seeks approval for a non-material amendment to the approved plans

LOCATION AND PROPOSAL

The application relates to 1 Bank Farm, the original farmhouse that now forms part of a group of former agricultural buildings granted permission for conversion to dwellings. This group has a commanding position in the Ewden Valley, above More Hall Reservoir, and is visually prominent from a number of points. The buildings are constructed primarily of stone, with a few remnants of former metal clad farm buildings.

The site is in the Green Belt and an Area of High Landscape Value. The land rises steeply behind the building group. Bank Lane, off Sunny Bank Road, serves the group of buildings. Bank Lane is a steep, narrow road. It feeds into a network of footpaths and bridleways.

1 Bank Farm is built on two levels as the land drops to the rear of the property. The approved extension would have a floor area of 3.5m by 7m and a maximum height of 5.5m. The top of the roof would be below the cill line of the existing first floor windows, as present. It would be built of stone to match the existing house, with a pitched roof of materials to match the existing roof. The windows and doors would be brown stained hardwood to match the windows of the existing house. Two rooflights would also be installed.

The extension would adjoin but not extend beyond the neighbouring property, being set back 2.2m from the rear boundary wall of that property.

The amendment proposed is to the side elevation of the extension where the approved drawings show a door with a single window to its side. The alteration proposes a centrally located door with a window to each side of the door enabling a girder to be provide to reinforce the stone roof. The girdet is to be stone clad to match the building.

SUMMARY OF REPRESENTATIONS

As this is a non-material amendment, no neighbour notification is required.

PLANNING ASSESSMENT

The application is for a minor amendment to a previously approved proposal. As such, the policy aspects have already been considered and found not to be contravened.

The proposed alterations to the appearance of the side elevation creates a small increase in the amount of glazing on this side elevation. There will be no alteration to the size or location of the extension

The alteration of the window and door arrangement will not create any impacts over and above those considered by Members and found not to create any harm when permission was given for the extension. There will be no increase in the potential for overlooking as a result of the revised arrangement of door and windows. There will be no significant effect on the amenities of adjoining occupiers

The proposal does not increase the size of the conservatory and it is seen in conjunction with the surrounding buildings. There will be no impact on the openness of the Green Belt

SUMMARY AND RECOMMENDATION

The proposed alterations to the approved plans do not contravene policy and there are no adverse impacts arising from the proposed amendment. The recommendation is that permission be granted for this non-material amendment.

Case Number	11/01679/FUL
Application Type	A Full Planning Application
Proposal	Erection of first floor extension to rear of dwellinghouse
Location	51 Thompson Hill High Green Sheffield S35 4JS
Date Received	31/05/2011
Team	NORTH & WEST
Applicant/Agent	Arch-e-tech Design Ltd
Recommendation	Refuse with Enforcement Action

Subject to:

- 1 The Local Planning Authority consider that the design of the proposed extension, by reason of its materials would be out of keeping with the design of the existing house and would be injurious to the character of the property itself and the street scene. It would therefore be contrary to Policy H14 of the Unitary Development Plan and Guideline 3 of the Supplementary Planning Guidance on Designing House Extensions
- 2 The Local Planning Authority consider that the proposed extension would be overbearing in relation to adjoining residential property and would therefore result in an unacceptable affect on the living conditions of occupiers of adjoining property. As such the development would be contrary to Policy H14 of the Unitary Development Plan and Guideline 5 of the Supplementary Planning Guidance on Designing House Extensions.

Attention is drawn to the following directives:

1. The applicant is advised that within six months of the date of this decision, the refused first floor extension shall have been reduced in width and depth to dimensions that would render it permitted development as detailed in the email to Mr John Hoddder from Mr John Williamson, North West Area Team Manager, Development services, dated 22 February 2011. The amended first floor extension shall be faced in materials similar to the original building or if rendered , the render painted in a colour that complements the original building.
2. The Director of development Services or the Head of Planning has been authorised to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the amendments to

the first floor extension as detailed above., if they are not implemented within the six months period as required by the Committee's decision. The local Planning Authority will be writing separately on this matter.

Site Location



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LOCATION AND PROPOSAL

The site consists of a two storey end of terrace house with stone cladding. To the front is a full width porch with stone/artstone facing materials. At the rear of the house is a two storey extension, clad in render with a gable end roof.

Retrospective approval is sought for the first floor element of the rear two storey extension. This has been built upon an existing ground floor kitchen extension

RELEVANT PLANNING HISTORY

The development has been the subject of an enforcement enquiry , 11/00192/ENUD. Prior to that, enquiry advice had been given to the applicant regarding the parameters for development of the first floor that would render it permitted development.

SUMMARY OF REPRESENTATIONS

Two emails have been received from the same household objecting to the proposal. Planning issues raised are:

- Development has already taken place and it projects more than 3 metres from the original house and is less than 2 metres from the adjoining property
- The close proximity of the extension to windows of the adjoining property overshadows them.
- The height of the extension goes into the original roof which is an attic room giving the extension the appearance of being three storeys high
- Render and breeze block have been used which is out of character with the 100 year old plus stone of the original house.

PLANNING ASSESSMENT

Policy Issues

The site falls within a Housing Policy Area, as defined Policy H10, in the Unitary Development Plan. In such Areas housing is the preferred use and any new residential development, including extensions, must meet the criteria in Policy H14 'Conditions for Development in Housing Areas'. This Policy states that;

"In Housing Areas, new development or change of use will be permitted provided that:

- (a) new building and extensions are well designed and would be in scale and character with neighbouring buildings; and
- (b) the site would not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood"

Also of relevance in determining this application are criteria in Designing House Extensions Supplementary Planning Guidance. Guidelines in the SPG of relevance to this application are:

-Guideline 1, Extensions should be compatible with the character and built form of the area.

-Guideline 2, Extensions to dwellings shall not detract from that dwelling or the general appearance of the street or locality.

-Guideline 3, The Council will normally require the use of matching materials and features in extensions.

-Guideline 5, Unreasonable overshadowing and over-dominance of neighbouring dwellings should be avoided, as should serious reductions in the in the lighting and outlook of the dwelling to be extended.

-Guideline 6, Extensions should protect and maintain minimum levels of privacy.

Design Issues

Prior to development commencing the applicant was given advice on a proposed first floor extension based on plans submitted at the time, if the extension was to be permitted development. This included the use of materials that are similar to the materials of the original building. The existing ground floor extension was faced in artstone which has now been rendered as per the first floor development which contravenes Guideline 3 of the SPG. At present the render is light grey in colour which is out of character with the existing stone of the original elevations of the house. It is prominent from the street as the house is located adjacent to a wide drive, however the impact of the extension on the street scene may be alleviated by it being painted a darker colour to create an appearance that is more in character with the area.

Amenity Issues

The unauthorised development is considered to adversely affect the amenities of occupiers of the adjoining property, no49 Thompson Hill as it projects more than 3

metres from the original house, and is within two metres of the boundary with no. 49. This house has an existing two storey extension which increases the tunnelling effect on its windows. Guideline 5 of the SPG states that;

“A two storey extension built alongside another dwelling will have more serious effects on windows of that other dwelling than a single storey extension. For this reason applicants will normally be required to ensure that the furthest extent of a two storey extension makes an angle of no more than 45 degrees with the nearest point of a neighbour’s window”.

In this case the length of the extension and the close proximity of the ground floor window results in contravention of the 45 degree element of Guideline 5 resulting in over-dominance and over shadowing of the rear ground floor window of no49 Thompson Hill, set into the original rear elevation, adjacent to the development.

As stated above the extension was erected subsequent to pre application advice from the Local Planning Authority. This advice was based on plans submitted that indicated a smaller ground floor extension than actual exists. It appears that the first floor extension was erected on top of the existing ground floor extension which is closer to the common boundary with no. 49 than the pre application enquiry plans indicated. Thus contrary to advice from the Local Planning Authority, a first floor extension has been erected of a scale which requires planning permission, but has an adverse effect on the amenities of the adjoining occupiers. The unauthorised development is therefore unacceptable and cannot be recommended for approval and the extension should be reduced in width and depth to permitted development dimensions to protect the amenities of adjoining occupiers

Highways Issues

There are no highways implications arising from this proposal.

RESPONSE TO REPRESENTATIONS

These are dealt with in the above report

ENFORCEMENT

The recommendation for enforcement action to be noted

SUMMARY AND RECOMMENDATION

The scale, location and design of the unauthorised first floor extension are such that it adversely affects the amenities of adjoining occupiers and the character of the area. It therefore contravenes Policy H14 of the Unitary Development Plan and Guidelines 3 and 5 of Designing House Extensions Supplementary Planning Guidance. It is thus recommended that the Committee refuse the application and the applicant be given six months to amend the first floor extension to a scale that is permitted development. Authorisation is also requested for enforcement action to be taken if the above amendments are not implemented within the six month period.

Case Number	11/01032/FUL
Application Type	A Full Planning Application
Proposal	Erection of two dwellinghouses
Location	Land Adjacent 11 Carsick View Road Sheffield S10 3LZ
Date Received	01/04/2011
Team	NORTH & WEST
Applicant/Agent	Enritch Design Ltd
Recommendation	Grant Conditionally

Subject to:

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

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

- 2 Samples of all proposed external materials and finishes, including windows, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 3 The garage and en-suite bathroom windows on the side elevations of the properties facing no.11 Carsick View Road and Carsick Hall shall be glazed with non opening obscure glass to a minimum privacy standard of Level 4 Obscurity and shall not at any time be glazed with clear or opening glass without the prior written agreement of the Local Planning Authority.

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

- 4 Details of the design and appearance of boundary walls, gateways, steps and paths, hardstandings and other elements of the hard landscaping design shall be approved in writing by the Local Planning Authority before the development commences. The development shall then be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 5 The balconies shall not be used unless an opaque glazed balustrade has been provided to the outer edge of both balconies. Full details of the glass balustrade including finished height shall be submitted to and approved in writing by the Local Planning Authority prior to commencement on site. The development shall then be carried out in accordance with the approved details.

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, 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 dwellings shall be constructed without prior planning permission being obtained from the Local Planning Authority.

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

- 7 Before any work on site is commenced, a comprehensive and detailed hard and soft landscape scheme for the site shall have been submitted to and approved by the Local Planning Authority. The landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first agreed in writing with 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 five year period shall be replaced unless otherwise agreed by the local planning authority.

In the interests of the amenities of the locality.

- 8 Before any work on site is commenced, measures to protect the existing trees to be retained, in accordance with details which shall be submitted to and approved by the Local Planning Authority. 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, 2005 (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 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 unless otherwise agreed in writing.

In the interests of the amenities of the locality.

- 9 The dwellings shall not be used unless 2.0 metres x 2.0 metres vehicle/pedestrian intervisibility splays have been provided on both sides of the means of access such that there is no obstruction to visibility greater

than 600 mm above the level of the adjacent footway and such splays shall thereafter be retained.

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

- 10 The dwellings 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.

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

- 11 The existing boundary wall fronting Carsick View Road shall be retained and details of the proposed treatment of the new accesses through the wall shall be submitted to and approved in writing by the Local Planning Authority before work on site is commenced and the dwellings shall not be used unless such treatment has been carried out in accordance with the approved details.

In the interests of the amenities of the locality.

- 12 Before the development is commenced full details of the proposed bridged and ramped access driveways indicated on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. The detailed submitted shall include a comprehensive tree report and method statement incorporating any recommendations to ensure the construction of the access driveways will not impact on the existing trees.

- 13 The development must be carried out in complete accordance with the following approved documents;

Site Plan 761 -101-RevG

Finished floor levels and side elevations 761-203-Rev D, 761-204-Rev A

Roof and floor plans 761-102-Rev H

Rear elevations 761-201 Rev G

Front elevations 761-202-Rev C

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

H10 - Development in Housing Areas

H14 - Conditions on Development in Housing Areas

BE5 - Building Design and Siting
BE16 - Development in Conservation Areas
CS24 - Maximising the Use of Previously Developed Land for New Housing

It is concluded that the development of a two dwellings on this greenfield site is acceptable in terms of land use policy. The dwellings are of appropriate design and would not appear harmful or out of character with the existing street scene or adjoining conservation Area. The scheme would not compromise the amenity of neighbouring residents and incorporates appropriate off street parking. It is concluded that the scheme is compliant with Policies H10, H14, BE5 and BE16 of the UDP and Policy CS24 of the Core Strategy.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £85 or £25 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

2. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

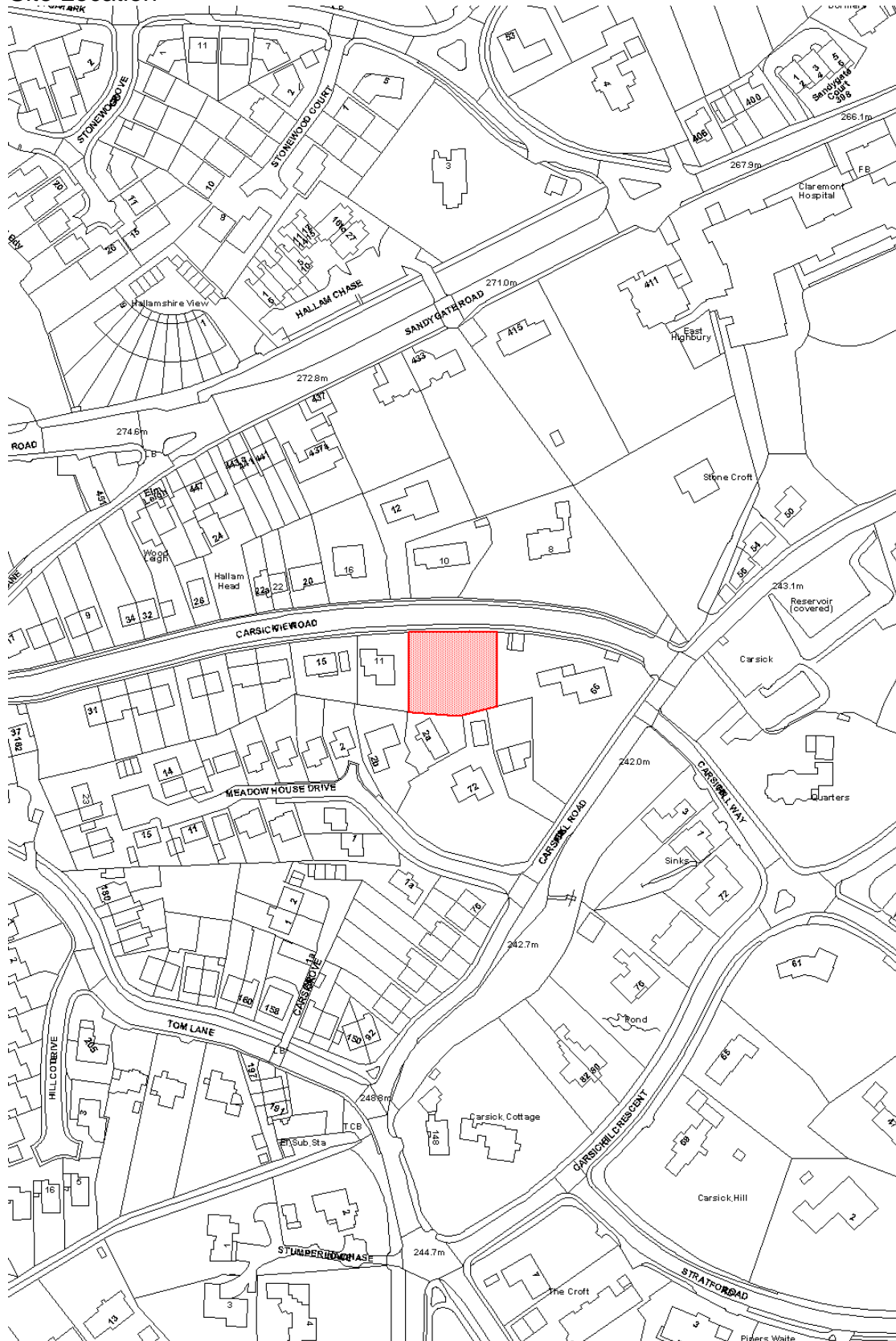
This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980, and dealt with by:

Assistant Head of Highways
Development Services
Howden House
1 Union Street
Sheffield S1 2SH

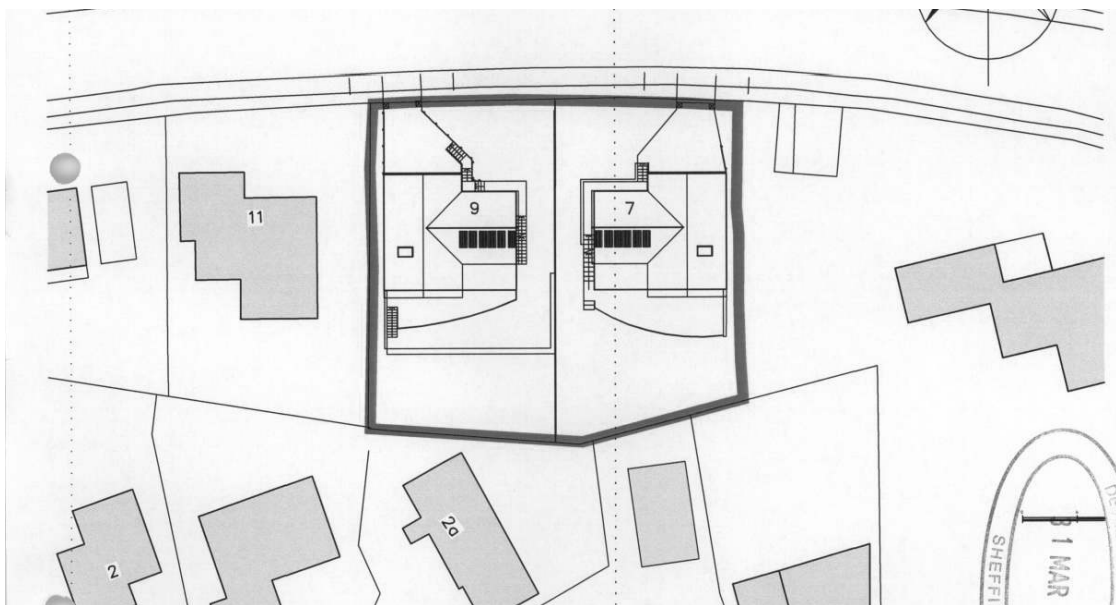
For access crossing approval you should contact the Highway Development Control Section of Sheffield City Council on Sheffield (0114) 2736136, quoting your planning permission reference number.

3. The Council is responsible for allocating house numbers and road names to both new developments and conversions of existing buildings. Developers must therefore contact the Council's Street Naming and Numbering Officer on (0114) 2736127 to obtain official addresses for their properties as soon as construction works commence.

Site Location



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LOCATION AND PROPOSAL

The application relates to a vacant 'greenfield' site fronting onto Carsick View Road. The land falls away from the highway frontage towards the south and the rear boundaries of neighbouring residential properties on Meadow House Drive and Carsick Hill Road. The site is bound to the east by a mature conifer hedge which separates the application site from Carsick Hall. The application site was originally part of the extensive garden area of Carsick Hall but was subdivided in the early 1980s

The application site falls within a housing policy area as defined by the UDP The site is also located on the edge of the Ranmoor Conservation Area. The immediate area is characterised by a mix of property types ranging from Victorian villas to modern late c20th century properties.

Planning approval is sought for the erection of two four bedroom detached dwellings on the land. The properties will due to the fall of the land be stepped down from both one another and the highway.

RELEVANT PLANNING HISTORY

80/02283/FUL Erection of three dwellings GC 08.10.1980. Of the three dwellings approved at this time only 11 Carsick View Road was constructed and this property abuts the current application site to the west.

09/01372/FUL Erection of two dwellings – Application withdrawn

SUMMARY OF REPRESENTATIONS

11 letters have been received from local residents which raise concerns that:

-the proposed dwellings do not preserve or enhance the character of the Ranmoor Conservation Area and are out of keeping with the adjoining Carsick Hall. The properties do not follow the natural step down of the road with the upper property being of a similar height to 11 Carsick View Road.

-The proposed three storey properties as viewed from the rear are in close proximity to existing property to the south. They will be overbearing when viewed from adjacent properties and will result in overlooking and loss of privacy. The proposed properties will benefit from fine views at the expense of existing neighbouring properties,

-Due to the elevated position both properties will have panoramic views of neighbouring properties and gardens and direct views into neighbours bedroom windows. The inclusion of elevated balconies compounds this issue creating an environment where overlooking and intrusion into privacy is maximised

- The application site has steep gradient the lowest part of which is above neighbouring established ground levels. The lower ground floor balconies and associated French/patio doors create concerns about noise due to their elevated position.

-The proposal will lead to loss of natural light to the rear and side of neighbouring properties

-The building of the dwelling may lead to land slippage and put pressure on existing retaining walls.

-The screening available from existing trees would only be available for part of the year

-There are covenants on the land which restrict development to two storeys. The proposed dwellings have accommodation on three levels which is contrary to the restrictive covenant.

-The dwelling will affect the natural drainage of the site. Water courses run through the area and a spring is evident on an adjoining property. A full assessment needs to be undertaken to ensure the development does not cause changes to the existing drainage which may prove irreversible.

- the new dwelling closest to the Carsick Hall boundary should be located a reasonable distance from the existing trees and hedge which form the boundary. This will ensure future access for maintenance and ensure the trees/hedge continue to provide an excellent screen between the two properties providing privacy for both parties.

-Access to the site for construction vehicles is problematic with consequent highway safety concerns.

-The boundaries shown on the submitted plans appear inaccurate in relation to the neighbouring property on Carsick View Road.

-It is unreasonable and unnecessary to build in close proximity to the boundary line and this will take light of neighbouring property. Access will be required onto neighbouring land to both build and maintain the property

-The proposal may lead to the felling or severe pruning of existing trees. It is important that the trees on the south side are retained as a screen to reduce the visual impact of the proposal. The mature pine trees along the highway frontage may be damaged by the proposal.

In addition two letters have been received from local residents who raise no objection to the proposal. The letters consider that the dwellings will fit in with the character of the area.

PLANNING ASSESSMENT

Principle of Development

The application site is located in a Housing Area as allocated in the Sheffield Unitary Development Plan. Policy H10 of the UDP supports residential development as the preferred use.

The site is located within a former garden area, although unused as such for over 30 years. Following a review of national policy garden areas are now considered as greenfield sites. Core Strategy Policy CS24 gives priority to developing brownfield sites and states that no more than 12% of dwelling completions will be on greenfield sites between 2004/05 and 2025/26. To allow the development of two dwellings on this site would not significantly jeopardise the ability for this target to

be met, taking into account wider development across the city. The scheme is compliant with this policy.

Design

The application site is located on the edge of the Ranmoor Conservation Area with the boundary following the north, west and south boundaries of the application site. The site was included within the Conservation area as historically it formed part of Carsick Hall. Within Conservation Areas UDP Policy BE16 states that planning permission will only be granted for development, which preserves or enhances the appearance of the Conservation Area. In addition UDP policies BE5 and H14a seek to ensure appropriate design.

The street scene is made up of a mix of property types differing in both styles and materials. None of these are located within the boundary of the Conservation Area. Carsick Hall to the east is an impressive stone built detached Victorian Villa. Although originally part of the curtilage of this property the site has previously been subdivided and a high conifer hedge now separates the two parcels of land. The site is currently bound along the road frontage by a high stone wall which also extends along the frontage of Carsick Hall.

The application site has a wide highway frontage extending in excess of 30m. There is a fall in levels of approximately 3m along the road frontage. Behind the existing stone wall frontage the site is set down approximately 1m from where it falls steeply away towards the rear boundary with an average drop of between five and seven metres.

There are a number of mature trees on the road frontage which are protected due to the Conservation Area status of the site. These trees add to the visual amenities of the street scene and wider area. As part of the proposal the applicant intends to cut back the existing leylandi hedge which runs along the side boundary with Carsick Hall where they would overhang the proposed construction area.

The main feature of the site which ties it into the Conservation Area and its historic connection with Carsick Hall is the long expanse of stone boundary wall along the Carsick View Road frontage. A factor in the siting and design of the application properties has been the desire to maintain as much of this wall as possible. In view of this the two access openings into the site have been positioned at either end of the site frontage so as to retain the long expanse of wall. The advantage of this approach has been that the existing mature trees which are positioned centrally on the site frontage are protected from any interference and helps to ensure their protection.

The external street appearance has been limited to two storeys with a handed 'T' shaped design which has been designed to incorporate a highway facing gable to provide height and massing to the front elevation. The property adjacent to 11 Carsick View Road, located on the highest part of the site will be sited at a level consistent with this neighbouring property. The second property will be set down substantially to take account of the fall in levels across the site frontage. The levels of the properties are dictated by the need to provide appropriate driveway

gradients into the site. The finished levels of the properties are set down as far as practicable in this respect.

The dwellings will be sited with the front gabled projection in line with the existing front garage projection of 11 Carsick View Road which is set back 6.5m from the highway frontage. The upper dwelling is sited 6m from the main side elevation of this neighbouring property with a 7m separation between the two new properties which provides a feeling of space around the properties which is lacking from other properties in this locality. The footprint of the proposed dwellings is comparable to the footprint of neighbouring property.

Due to the substantial fall in land levels towards the rear of the site the two dwellings will incorporate a basement level which will contain the main living space of the new dwellings. The windows to the upper levels have been positioned to minimise overlooking of property to the rear which is sited at a much lower level. The massing of the three storey rear elevation is reduced by the introduction of a projecting gable and lower ground and ground floor balcony detailing together with timber boarding to the lower rear elevations to encourage the growth of climbing plants.

The existing properties on Carsick View Road utilise a wide variety of materials. As the new properties are sited in close proximity to the historic Carsick Hall the materials will reflect the appearance of this property utilising a combination of smooth natural stone from the window cills and heads to pitched faced natural stone for the main elevations. The roof will be finished in natural slate. Windows will be of either timber or aluminium construction.

The applicant envisages that the design and execution of the project will achieve the highest level of Code for Sustainable homes that is possible within the constraints of the site and topography. The result of this will be to achieve a minimum code 4 property which exceeds the Councils minimum requirements. The dwelling has been designed to encourage the conservation of energy utilising solar energy and incorporating mainly south facing main living spaces and north facing bedrooms. Solar panels will be added to the rear roof slopes of the dwellings.

The proposed dwellings are considered to be in keeping with the general character of the area and will not cause any demonstrable harm to the character and appearance of the Ranmoor Conservation Area or the adjacent Carsick Hall.

Impact on local residents.

The dwellings have been designed and sited to reduce their impact on local residents. Due to the severe fall in land levels to the rear of the site the proposed dwellings will be highly visible to existing residents in neighbouring property on Meadow House Drive and Carsick Hill Road.

Both dwellings are sited with their main rear elevations in excess of 10m from the rear boundary with neighbouring property. Lower ground floor balconies will be added to give an area of flat usable external space to the rear of the properties.

The lower property has internal levels which are 3m below the finished floor levels of the upper property.

In line with approved Supplementary Planning Guidance development should protect and maintain minimum levels of privacy. As a general rule the guidance states that facing windows should be sited a minimum of 21m apart however indicates that a reduced standard can be applied where windows do not directly face each other.

The upper property will be positioned so that the lower ground floor level is equivalent to the existing eaves level of 2A Meadow House Drive and ground floor levels equivalent to its ridgeline. This two storey neighbouring property is positioned with its main front elevation angled towards the lower of the two new properties and its blank side gable is angled towards the rear of 11 Carsick View Road and the upper of the proposed new dwellings.

The rear elevation of the upper dwelling has been aligned so that its main rear gable faces towards the blank side gable of 2A Meadow House Drive. Separation distances to this property are in excess of 14m from the main rear gable and 17m from the recessed remainder of the rear elevation. Additional planting along the rear boundary will ensure that any overlooking of this neighbour's garden area is eliminated in summer and minimised during the rest of the year. A comprehensive planting scheme would be a condition of any subsequent planning approval.

The first floor windows of the neighbour's property are angled away from the upper property. The relative positions of the two dwellings will ensure that there is no direct overlooking of neighbouring windows which would be contrary to approved guidance.

Overlooking from the windows in the rear elevation of the new dwellings is further reduced by the incorporation of opaque glazing to the proposed glass balustrades which surround the balconies restricting views from both the ground floor bedroom and lower ground floor accommodation. In addition outlook from the proposed first floor rear facing gable window is reduced by the incorporation of an internal mezzanine gallery set well back from the line of the window.

The neighbouring properties at 68 & 72 Carsick Hill Road are sited with their rear elevations in excess of 25 & 30m away from the proposed rear elevations of the lower of the two new dwellings. 72 Carsick Hill Road occupies a large plot benefiting from a detached garage sited adjacent to the rear boundary of the application site. The main garden area to this property is sited to the side and front of this property and not affected by the proposed development. 68 Carsick Hill Road shares most of its rear boundary with Carsick Hall and the remainder of its boundary is well screened by existing mature vegetation within its garden area. Separation distances in respect of both these properties are in excess of minimum guidelines.

The new dwellings will be inset a minimum of 900mm from both side boundary lines which are shared with 11 Carsick View Road and Carsick Hall. 11 Carsick View Road is a split level property which is located approx. 5m from the shared

boundary line. The side gable of this property contains a number of window openings with a bedroom window in the upper gable, a first floor bathroom window and ground floor non habitable room/secondary windows. The proposed upper dwelling will not affect the required 45degree angle of clearance from this neighbours main front and rear facing windows.

The proposed elevated driveway to the upper property will be appropriately screened along its side elevation to prevent any future overlooking of this neighbours existing garden area to the side of the property. Details of this will be conditioned for subsequent approval.

Impact on trees.

The mature trees along both the sites frontage and rear boundary are protected due to the Conservation Area status of the site. All existing trees on the site are to be retained with limited cutback of the overhanging leylandii along the side boundary with Carsick Hall.

Access to the site during construction will be limited to an existing opening at the lower part of the frontage which was created when the site was recently cleared.

The applicant has indicated a wide tree protection zone on the submitted plans which will ensure the protection of the trees along the highway frontage. No works of any description including the storage of materials will be permitted in this area. Future access to the upper property will be achieved via a bridged structure full details of which will be conditioned for subsequent approval. This will prevent the need for the area to be filled to achieve the required driveway levels reducing the potential impact on the mature trees.

Highways

The scheme proposes 2 off street parking spaces for both new dwellings, including one space with the proposed integral garage. The level of parking provided is acceptable and with appropriate pedestrian intervisibility splays would allow safe access onto the highway.

RESPONSE TO REPRESENTATIONS

Concern is raised that the proposed dwellings will appear overbearing to and cause overlooking of neighbouring property. The submitted plans have been devised to reduce the potential for overlooking. Windows are positioned to avoid direct overlooking and outlook from the new properties will be over the top of neighbouring property rather than into their windows. The internal design will reduce the scope for outlook from the upper floor of the new properties and the use of obscured balustrades for the balconies will further reduce outlook from the properties. All separation distances are in compliance with approved guidelines. The properties are located to the northern side of the existing dwellings on Meadow House Drive and Carsick Hill Road and consequently will not directly overshadow these existing properties. Additional landscaping will be provided

along the rear site boundary providing additional screening of the application site from these neighbouring properties.

Concern is raised that the properties may lead to damage of or loss of existing trees. All existing trees will be adequately protected during construction to ensure their long term retention. The applicant has indicated his intention to replace any of the trees along the side boundaries of the site if they die back within a period of 12 months of commencement of works. Additional tree planting and landscaping will be provided as part of a landscaping plan prior to the use of the dwellings. Vehicular access to the upper property will be via a bridge to prevent damage to the roots of the mature trees along the highway frontage.

Concern is raised that the upper property is not set down following the natural fall in land levels. In determining the finished height of the properties the applicant has balanced the need to reduce overlooking of property to the rear with the need to provide acceptable driveway gradients, minimise impact on the mature trees along the highway frontage and retain as much of the front boundary wall as possible.

Concern is raised that the development is out of character with the conservation area and neighbouring Carsick Hall. Care has been taken to ensure that the development respects the traditional building materials of the neighbouring Carsick Hall. The stone built dwellings will not detract from the wider conservation area and ensure the retention of the existing stone boundary wall along the long highway frontage. There is no demonstrable harm to the conservation area which would warrant a refusal of the current plans. The street scene in which the properties will be viewed is varied in character and the proposed dwellings will not detract from the character and appearance of the area.

Concern is raised regarding proximity to the boundary line. The dwellings will be sited away from both shared side boundary lines enabling scaffolding to be sited on the applicants own land.

Concern was raised regarding the position of the boundary line. It is understood that this issue has now been resolved.

Concern is raised regarding the potential for land slippage due to excavations on a steep slope and possible impact this may have on the natural drainage across the site. This is not a planning consideration.

Concern is raised regarding possible covenants on the land which would prevent the erection of a three storey property. This is not a planning consideration.

SUMMARY AND RECOMMENDATION

It is concluded that the development of a two dwellings on this greenfield site is acceptable in terms of land use policy. The dwellings are of appropriate design and would not appear harmful or out of character with the existing street scene or adjoining conservation Area. The scheme would not compromise the amenity of neighbouring residents and incorporates appropriate off street parking. It is concluded that the scheme is compliant with Policies H10, H14, BE5 and BE16 of

the UDP and Policy CS24 of the Core Strategy. Approval is recommended subject to the attached conditions

Case Number	11/00922/FUL
Application Type	A Full Planning Application
Proposal	Erection of building to house water treatment process equipment
Location	Rivelin Water Treatment Works Manchester Road Fulwood Sheffield S6 5SP
Date Received	21/03/2011
Team	NORTH & WEST
Applicant/Agent	Mott MacDonald Bentley
Recommendation	Grant Conditionally

Subject to:

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

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

- 2 Unless otherwise agreed in writing by the Local Planning Authority, the development must be carried out in complete accordance with the following approved documents:-

Drawing No. K450-110 Revision P1 (Location Plan)
Drawing No. K450-111 Revision P2 (Site Plan, Sections and Elevations)
Drawing No. K450-112 Revision P2 (Site Compound, Access Road, and Temporary Footpath Diversion)

received from Mott MacDonald Bentley on the 21st March 2011 and 17th May 2011

In order to define the permission.

- 3 Prior to any works commencing on site details shall be submitted and approved of temporary works to the public footpath.

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

- 4 Prior to any works commencing on site full details of the geometry and layout of the temporary construction access shall be submitted and agreed in writing by the Local Planning Authority.

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

- 5 At all times that construction works are being carried out equipment shall be provided to the satisfaction of the Local Planning Authority 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 but before the development is commenced full details of such equipment shall have been submitted to and approved by the Local Planning Authority. When the above-mentioned equipment has been provided thereafter such equipment shall be used for the sole purpose intended in all instances and be properly maintained.

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

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

In order to ensure an appropriate quality of development.

- 7 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 the commencement of development:

- Arch timber recess within the rear gable elevations
- Eaves and verges
- External wall construction

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

In order to ensure an appropriate quality of development.

- 8 The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

To reduce the risk of pollution to the water environment to an acceptable level.

- 9 The development must be carried out in accordance with the recommendations set out within the Extended Phase 1 Ecological Report (Mott MacDonald October 2011).

In the interest of both preserving and enhancing the ecological value of the site.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

GE1 - Development in the Green Belt

GE2 - Protection and Improvement of the Green Belt Landscape

GE3 - New Building in the Green Belt

GE4 - Development and the Green Belt Environment

Policy GE3 of the UDP details that the construction of new buildings will not be allowed in the Green Belt, except in very special circumstances, for purposes other than agriculture, forestry, essential facilities for outdoor recreation, cemeteries, and other uses that would comply with Policy GE1. As the proposal does not fall within any of the specified categories the development therefore conflicts with development plan policy with regard new buildings in the Green Belt.

In support of the proposal, the applicant has detailed that the building is required in response to regulatory improvements set down by the Drinking Water Inspectorate. The building would support the site's existing water treatment process and include a new high-lift pumping station to transfer the treated water up to the existing service reservoir tanks.

It is clear from the supporting information that there is a clear justification for the building with no scope to house the necessary equipment within an existing building on site. The Local Planning Authority is therefore satisfied that the applicant has demonstrated 'very special circumstances' to justify setting aside development plan policy and the presumption against inappropriate development in the Green Belt.

The Local Planning Authority Officers is also satisfied with the design and siting of the building. Although concerns have been raised with regard the predominant use of timber, given its siting against the backdrop of semi-mature trees and its location behind the existing buildings within the WTW site, it is considered that the building would sit comfortably within the context of the site and would not harm the open character of the Green Belt.

The development is not considered to raise any highway concerns or lead to any significant disamenity of residential properties.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

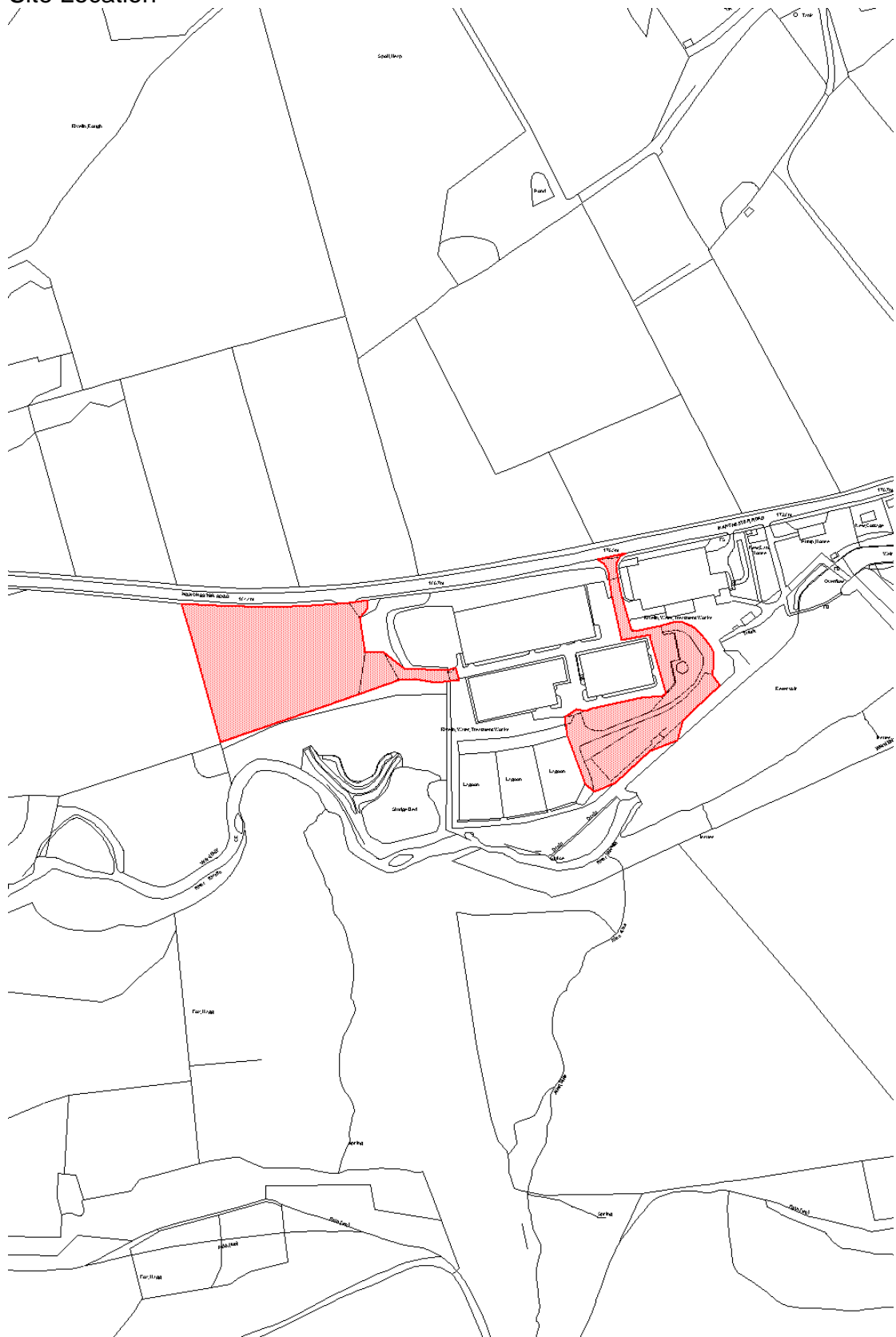
If the applicant wishes more specific advice they will need to contact the Sheffield Environment Management Team at our Rotherham Office on 08708 506 506 or look at available guidance under the Environmental Permitting section on our website <http://www.environment-agency.gov.uk>

2. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997. Site occupiers intending to purchase or install pollutant secondary containment (bundling) should ensure that the materials are not vulnerable to premature structural failure in the event of a fire in the vicinity.
3. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section

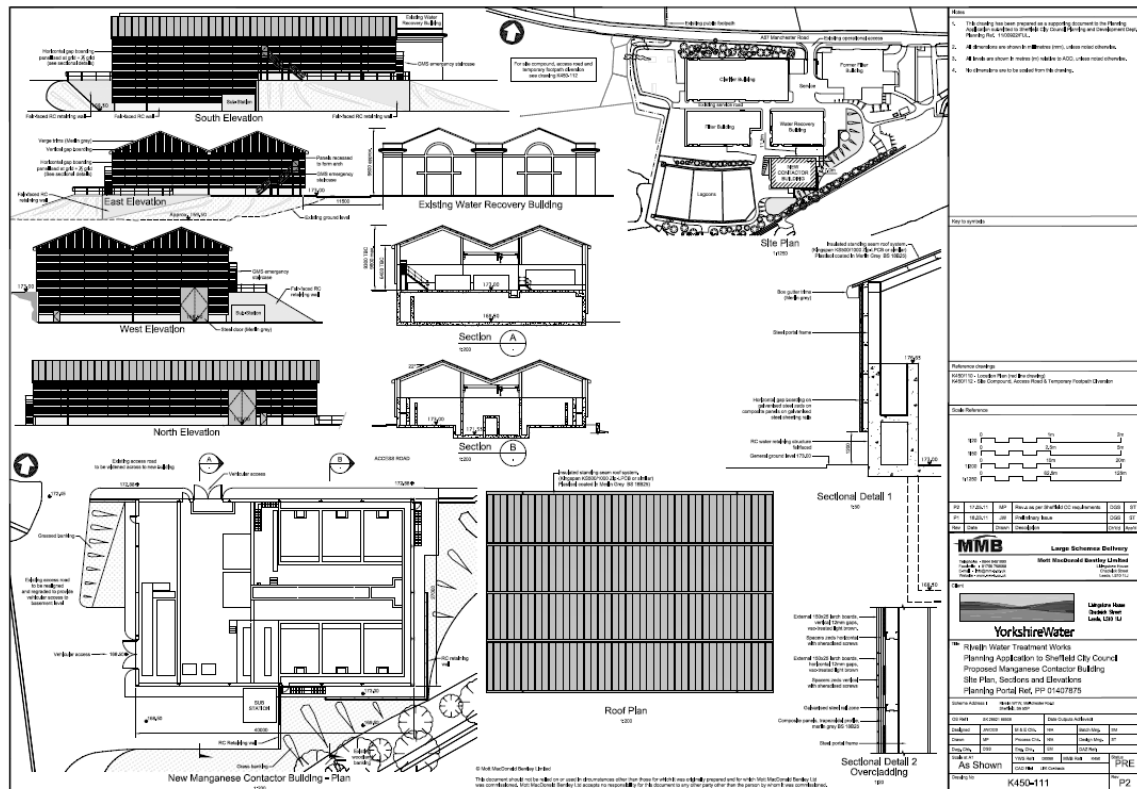
60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 07:30 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays 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 the Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel - 0114 2734651.

4. The applicant is advised to contact the Council's Public Rights of Way Department with regard the temporary closure of public footpath She/450 and the required Temporary Closure Order.

Site Location



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LOCATION AND PROPOSAL

The application relates to Rivelin Water Treatment Works along Manchester Road (A57). The site is owned and operated by Yorkshire Water. It is situated on the southern side of Manchester Road, some 250m west of its junction with Rivelin Valley Road and lies within the Green Belt. The western site boundary borders agricultural land and semi-mature deciduous woodland, with the southern and eastern boundaries bordering the northern bank of the River Rivelin. Across Manchester Road to the north of the site are open fields in agricultural use. Public footpath No. SHE/450 extends down the western side of the site. To the immediate north of the 'Old' Filter building is a row of semi-mature deciduous trees.

The site comprises four imposing buildings, the first of these was established in 1913 at its north-eastern corner. Latter additions were added over the years, which include the Clarifier Building, Filter Building and Water Recovery Building. The buildings are arranged in two rows parallel to Manchester Road and all comprise dual pitched roofs. They are faced in natural stone with attractive arched detailing (front and rear elevations) and are roofed under natural slate roofs.

At the site's southern edge and sited immediate adjacent to the woodland are Sludge Lagoons and a former sludge drying slab. These lagoons and drying slab are located at a lower level to the buildings.

Full planning permission is being sought to erect a Manganese Contactor Building on the site of the former drying slab. The building is being sought to house secondary filters and associated mechanical equipment as part of the water

treatment process. The scheme is being driven in response to regulatory improvements set down by the Drinking Water Inspectorate. The applicant must ensure compliance with these regulatory improvements by 31 December 2012.

Revised drawings of the proposed building were received on the 17th May 2011. The drawings show that the building would have an external footprint of 40m by 27m and be designed with a dual pitched roof to reflect the existing buildings on site. Its walls would be clad in horizontal timber panels with its roof constructed in a dark grey (Merlin grey) insulated standing seam system. It would include arched panelling detailing to reflect the existing buildings on site.

The land to the west of the site would be used as a compound area during the construction of the building. This would involve the temporary diversion of Public Footpath SHE/450.

RELEVANT SITE HISTORY

89/01833/FUL – Widening of a means of access and erection of entrance gate –
Granted 22/08/89

91/00298/OUT – Erection of water treatment works – Granted 18/04/91

91/02621/FUL – Erection of water treatment works – Granted 19/11/91

REPRESENTATIONS

Rivelin Valley Conservation Group (RVCG) has commented twice on this application, the second time following the receipt of amended drawings. A summary of both responses are listed below:-

Initial response

- The site is situated in a prominent position adjacent to the A57 and is visible from many locations in the Rivelin Valley. Any buildings, which are acceptable in principle should be designed and constructed of materials which reflect the high quality landscape character of the area;
- Accept that the proposed building is needed for the purposes of water treatment and should be located within the existing Treatment Works Complex. Moreover, the selected location of the building will have less visual impact on the Green Belt than the alternative option to the west of the existing buildings;
- Although the proposed building would be screened at lower levels within the Valley by the adjacent woodland and the existing buildings on site, the building would still be visible from footpaths running east to west through the Fox Hagg Nature Reserve, from Lodge Lane and also from the path adjacent to the Hallam Golf Course east of Lodge Lane;
- The building would have the appearance of an agricultural building similar to that proposed at Fox Hagg Farm. As such, it is not considered that the building would be in keeping with the existing stone buildings that make up the WTW, thus contrary to UDP Policy GE4;
- The development is also considered to be contrary to UDP Policy GE2, which requires that development in the Green Belt should maintain or enhance areas with a generally high landscape value;

- Little mention in the application is made to how the land to the west of the site that would be used as a temporary compound area would be prepared and stored. Details of this should be sought from the applicant;
- Welcomes the thorough biodiversity and ecological surveys which have been undertaken and trusts that the safeguarding measures for flora and fauna, which have been proposed will be fully implemented.

Second response

- RVCG welcomes the decision of YW to review the design of the proposed building and materials to be used;
- It is noted that the amended drawings do not indicate the use of stone type materials to match existing buildings. Whilst it is acknowledged that the decision to use the proposed materials reflects cost demands, RVCG maintains its initial comments with regard to materials.

PROCEDURAL MATTERS

The application has been advertised as a departure from the Development Plan as the construction of the new building would conflict with Green Belt Policy. A site notice has been posted and the application advertised within the Sheffield Telegraph. Should Members be minded to grant planning permission, the application will have to be referred to the Secretary of State. The SOS has the power to call the application in for his own determination, issue a holding direction to allow for further consideration of the application or agree to allow the LPA to determine the application in accordance with the recommendations of the Area Board.

PLANNING ASSESSMENT

The application site is situated in the Green Belt. One of the key principles of Green Belt policy is to keep land permanently open with the policy position clear in terms of restricting new development that would lead to the unrestricted growth of the built-up area. Under Policy GE3 of the UDP, it states that the construction of new buildings will not be permitted, except in very special circumstances, for purposes other than agriculture, forestry, essential facilities for outdoor recreation, cemeteries, and other uses which would comply with Policy GE1. These policies are broadly in line with government guidance contained within PPG2: Green Belts.

As the development does not fall within any of the above categories listed under Policy GE3, the proposal to construct a new contractor building on this site would be contrary to development plan policy. Having regard to this, it is considered that the proposal to erect a building on this site turns on whether there are very special circumstances to justify setting aside the presumption against inappropriate development in the Green Belt.

Unfortunately, PPG2 does not offer any specific guidance to what would represent very special circumstances. As a guide therefore, listed below are some examples

that the Council have used to assess when new buildings in the Green Belt can be justified on grounds of being 'very special circumstances'.

- The proposed development would create a smaller building footprint than that currently existing with less visual impact on the openness of the Green Belt;
- The proposed development would improve the openness of the Green Belt by bringing the built form closer to the built up area;
- The proposed development would cause very little harm to the stated functions of the Green Belt;
- The proposed development would replace one inappropriate use with another but of lesser 'visual' harm;
- The development would be of local, regional or national importance.

The applicant's justification for the proposed building is set out in the supporting Design and Access Statement. It details that the Drinking Water Inspectorate imposes regulatory obligations on all water companies to provide a prescribed quality of drinking water to the general public. The treatment processes required to turn raw water from the holding reservoirs into potable water leaving the WTW are generally chemical and filtration based and are tailored to composition of the local raw water. It goes on to state that raw water quality, in common with most other reservoirs with upland Pennine catchments is deteriorating and often suffers from increasing colour and periodic high turbidity. Moreover, the raw water sources contain high levels of Trihalomethane (THM) precursors, which must be removed efficiently to meet the regulatory prescribed concentration value within the distribution system. THMs are of concern because they are carcinogenic.

The raw water process involves the use of chlorine to oxidise iron and manganese so that they can be removed by filtration. Unfortunately, the chlorine reacts with the precursors in the raw water and instigates the formation of harmful THMs. As a consequence of this, the applicant details that the organics must be removed from the water prior to the addition of chlorine. To do this, the chlorine dosing process has to be moved to a point downstream of the existing filters where the organics are removed, and in so doing avoiding the formation of harmful THMs.

The applicant details that since there is no available space within the existing building, the only solution is to erect a new Manganese Contactor Building on site. The building would house the secondary filters and associated mechanical and electrical equipment required to control the process and would include a new high-lift pumping station to transfer the treated water up to the existing service reservoir tanks.

With regard to this application, officers' consider that significant weight should be given to the fact that the site is an established Water Treatment Plant dating back to the early 1900s and importantly that the building is being sought to improve the water quality in Sheffield and its surrounding hinterland. In this respect, the development should not therefore be viewed simply as the erection of a new build within the Green Belt. Rather, as the site is currently an established water treatment works, the erection of proposed Manganese Contactor Building to

support the site's existing water treatment process is not considered to cause any additional harm to the stated functions of the Green Belt.

It is clear in officers' view that there is a strong justification for the proposed building. Although the site is not specifically identified in the UDP as a major development site for the purposes of Annex C of PPG2, the site nevertheless can reasonably be identified as being a major developed site within the Green Belt. The building is being sought to meet the requirements of the Drinking Water Inspectorate and in officers' view can not be sited other than next to the existing buildings at WTW. It is considered therefore that on grounds of very special circumstances, the proposal to erect a new building at WTM can be justified.

Design Issues

The proposed building's siting and design was subjected to protracted discussions with officers prior to the application being submitted. These discussions have continued during the course of the application and have led to the receipt of amended drawings that in officers' opinion satisfactorily address any design concerns.

Initially, the building was proposed to be sited within the field to the west of the WTW site. Although this was the applicant's preferred location for the building, this was discounted on the grounds that the building would sit over a public footpath and require the applicant to obtain a 'legally absolute' Footpath Diversion Order. The applicant was advised that the timeframe of obtaining this Order would be a minimum of 4 months post approval and thus brought too high a risk of the applicant in meeting its regulatory compliance date of December 2012.

As a result of this, a decision was made to site the building on the former sludge drying slab to the rear of the existing buildings. This location offers the building significant screening, being fully hidden from Manchester Road by reason of its siting behind the existing WTW buildings and at low level by the adjacent woodland. Although it would be visible from distance, most notably from the south, the building would be seen in context with the other buildings and is unlikely to appear conspicuous to the detriment of the Green Belt.

With regard the appearance of the building, following the receipt of amended drawings, officers are now satisfied that the building would not be harmful to the landscape character of the area or detract from the existing buildings on site. The design of the building picks up the architectural qualities of the existing buildings in terms of its scale and massing, and importantly reflects closely their roof profile and form. Initially, the design of the building followed the form of an agricultural shed that, although not unlike a number of buildings in the Green Belt would not have sat comfortably against the existing buildings on site.

The applicant agreed to revisit the design with the amended drawings showing the building would now have a dual pitched roof and recessed arched panels to its eastern elevation to mirror the style of the existing buildings. Although concerns continue to be raised with regard the proposed materials, it is not considered necessary in officers' opinion to require the building to be faced in natural stone as

suggested by Rivelin Valley Conservation Group. The proposed building would be situated to the rear of the site's existing buildings and adjacent to dense woodland. Given this, it is considered that the building would mainly be seen against a backdrop of trees, thus allowing the building to blend in with its natural surroundings. With regard the roofing materials, again officers remain satisfied that the use of a dark grey insulated standing seam roofing system would not be harmful to the surrounding area. This material has been selected for its clean lines, low maintenance and resistance to adverse weathering. Also, in officers' opinion, it is unlikely that the roof material would be readily distinguishable from distant views along the southern hill top of the site. To insist on the use of natural or artificial slate in officers' opinion would be unreasonable.

Highway Issues

The development is not considered to give rise to any highway concerns. The main issue from a highway perspective is likely to occur during the construction work. To ensure that vehicles entering and exiting the site do not prejudice highway safety along the adjacent highway, it is considered appropriate that details be provided of all temporary fencing and signage together with geometry and layout of the temporary construction access. These details can be secured by condition.

The applicant has entered into discussions with the Council's Public Rights of Way Department with regard the temporary closure of public footpath She/450. They have commented that they are happy for the footpath to be temporary closed for a period of 6 months provided that the applicant satisfy their requirements for a temporary alternative path. This process is currently on-going and will require a Temporary Closure Order should planning permission be granted. An advisory note should be attached to any decision notice advising the applicant of this.

Residential Amenity Issues

It is not considered that the development would give rise to any disamenity to the detriment of neighbouring properties. The nearest residential properties are located in excess of 150m from the nearest part of the proposed building. Any affect on these properties residential amenity in terms of noise disturbance etc would therefore be minimal.

Sustainability Issues

Policies CS64 and CS65 of the Core Strategy require all non-residential developments over 500 sq m should achieve a BREEAM (BRE Environmental Assessment Method) rating of very good and, unless this can be shown not to be feasible and viable, provide a minimum of 10% of their predicted energy needs from renewable or low carbon energy.

Although the development is over 500 square metres, in officers' opinion, it is unnecessary for the development to meet the requirements of CS64 and CS65. The building will be largely unmanned (only for maintenance purposes once operational) and no heating is required. It is also likely that there would be little to

no energy requirement, so requiring 10% from renewable/low carbon sources is not appropriate.

Ecological Issues

The application was submitted with an Extended Phase 1 Ecological Assessment report. The report finds that the site is dominated by habitats of low to moderate ecological value including buildings, hard standing, amenity grassland. Other habitats of higher ecological value were found within the site boundary included broadleaved woodland, scattered broadleaved trees and scrub. One tree (Tree 2) inspected was found to have moderate to high potential to support roosting bats. The report therefore recommends that felling or lopping is carried out under an ecological watching brief and that three bat boxes should be installed in adjacent mature trees. A condition has been attached that would secure this.

Flood Risk

The Environment Agency has commented that they have no objection to the development on grounds of flood risk.

Archaeological Issues

An archaeological desk-based assessment undertaken on behalf of the applicant recommends that no further archaeological work should be carried out on the site of the proposed building (former sludge bed area). It details that the former sludge drying area has been terraced into the natural hillside and the ground will have been severely impacted by the construction of the sludge beds. Given the degree of former disturbance, it is extremely unlikely that any archaeological remains, if present, have survived this truncation.

Other Issues

The construction activity has the potential to cause some disturbance. However, any noise disturbance associated with the development is likely to be low with officers' satisfied with safeguards outlined in the applicant's 'Phase 2' statement document. It is recommended that the standard directive for construction noise be applied.

SUMMARY AND RECOMMENDATION

The application relates to Rivelin Valley Water Treatment Works along Manchester Road (A57). It is an established WTW site with the first building erected in the early 1900s. The UDP identifies the site as being entirely within the Green Belt.

The applicant (YW) is seeking approval to erect a building (Manganese Contactor Building) to house secondary filters and associated mechanical equipment as part of the water treatment process.

Policy GE3 of the UDP details that the construction of new buildings will not be allowed in the Green Belt, except in very special circumstances, for purposes other

than agriculture, forestry, essential facilities for outdoor recreation, cemeteries, and other uses that would comply with Policy GE1. As the proposal does not fall within any of the specified categories the development therefore conflicts with development plan policy with regard new buildings in the Green Belt.

In support of the proposal, the applicant has demonstrated that the building is required in response to regulatory improvements set down by the Drinking Water Inspectorate. The building would support the site's existing water treatment process and include a new high-lift pumping station to transfer the treated water up to the existing service reservoir tanks. It is clear from the supporting information that there is a justification for the building with no scope to house the necessary equipment within an existing building on site. Officers are therefore satisfied that 'very special circumstances' has been demonstrated to justifying setting aside development plan policy and the presumption against inappropriate development in the Green Belt.

Officers are also satisfied with the proposed location and design of the building. Although concerns have been raised with regard the predominant use of timber, given its siting against the backdrop of semi-mature trees and its location behind the existing buildings within the WTW site, it is considered that the building would sit comfortably within the context of the site and would not harm the open character of the Green Belt. The list of conditions that have been attached should ensure a high quality scheme is achieved without prejudicing highway safety or restricting public access rights during or after construction.

For these reasons, it is recommended that the application be referred to the Secretary of State with a recommendation to grant consent as a departure from the Development Plan.

Case Number	11/00694/FUL
Application Type	A Full Planning Application
Proposal	Replacement of existing utility room polycarbonate roof with stone slate roof and roof lights (Amended plans received 13/6/2011)
Location	Bank House Bank Lane Sheffield S36 3SS
Date Received	02/03/2011
Team	NORTH & WEST
Applicant/Agent	Mr A Pyott
Recommendation	Grant Conditionally

Subject to:

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

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

- 2 The development must be carried out in complete accordance with the following approved documents;

Drawing Number AP/211/02 Rev A received 13th June 2011.

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The development must be carried out in complete accordance with the following approved documents;

Drawing Number AP/211/02 Rev A received 13th June 2011 and AP/211/01

unless otherwise authorised in writing by the Local Planning Authority.

In order to ensure an appropriate quality of development.

- 4 The proposed facing materials shall match the facing materials to the existing building.

In order to ensure an appropriate quality of development.

- 5 Rooflights shall be conservation style whereby no part of the rooflight shall project above the surface of the roofing slates unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure an appropriate quality of development.

- 6 The new external window and door frames to the utility room shall be of timber construction.

In order to ensure an appropriate quality of development.

Attention is drawn to the following justifications:

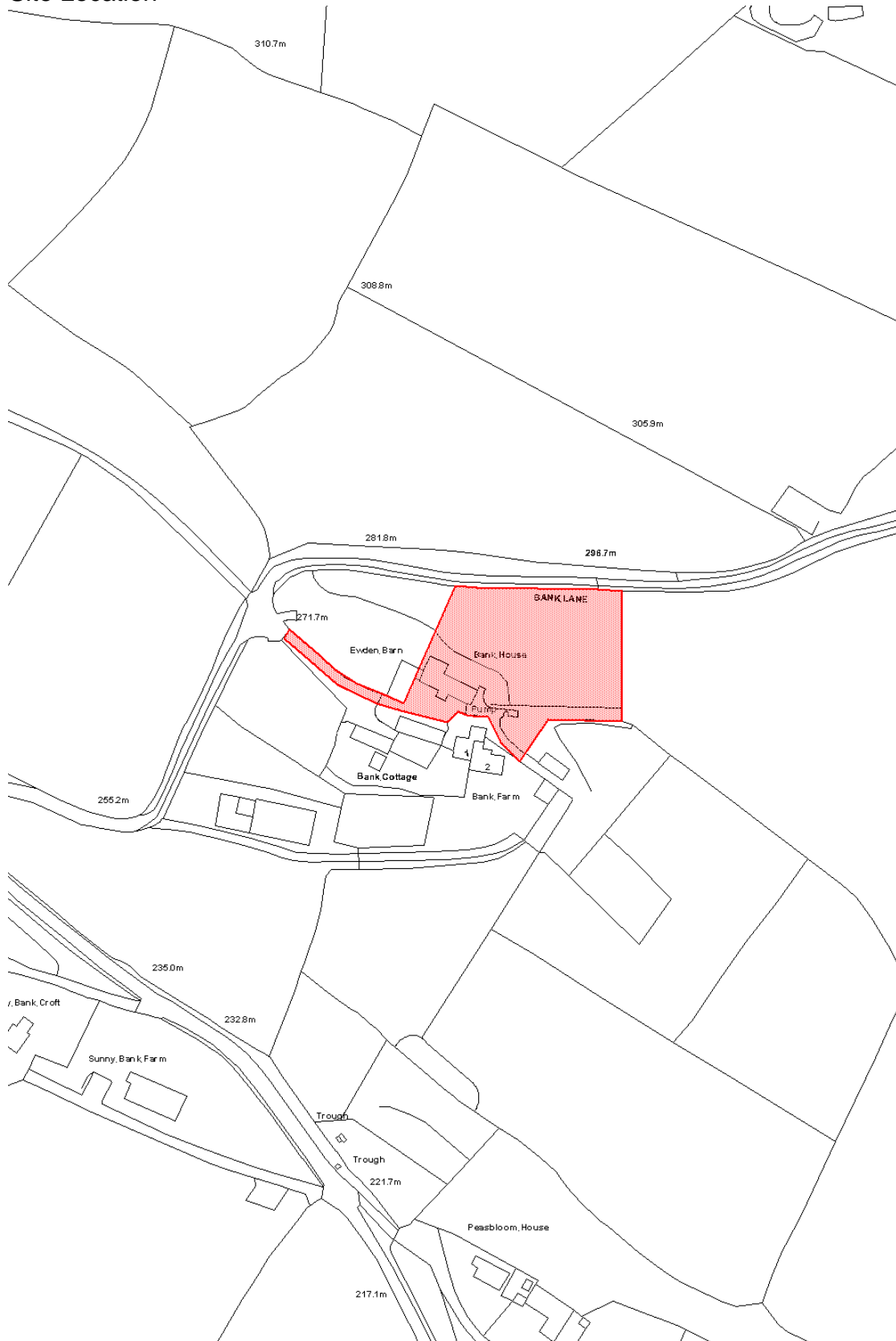
1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

GE4 - Development and the Green Belt Environment

It is considered that the proposed alterations would improve the appearance of the dwellinghouse and would not impact upon the open character of the green belt. The proposal would accord with UDP Policy GE4.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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LOCATION AND PROPOSAL

The application relates to an existing utility room to the rear/ side of Bank House. At present the utility room has a flat roof of polycarbonate construction.

Planning permission is sought for alterations to the utility room. In essence the kitchen would be extended into the utility room and the utility room slightly enlarged (by around 4.5 sqm). The roof over the kitchen and utility area would then be altered to remove the flat roof. The overall height of the roof over the kitchen wing would not be increased; however the pitch would be altered to the rear to incorporate the utility area. The roof would then be covered with stone slates to match the rest of the property.

At present there is a single roof light on this rear elevation. Initially consent was sought for 7 roof lights on this rear elevation, four clustered together in the position of the existing roof light and three along the roof, just above eaves level. Amended plans have been received reducing the number of roof lights proposed to 3 – one in the position of the existing roof light and two just above eaves level.

The site is identified on the Unitary Development Plan Proposals Map as being within the Green Belt.

RELEVANT PLANNING HISTORY

The site has been the subject of several applications, at one time being part of a farm complex. Of significance, planning permission was granted for the conversion of outbuildings for residential purposes under application reference 90/02014/FUL (formerly 90/1508P).

SUMMARY OF REPRESENTATIONS

2 representations have been received from the occupiers of neighbouring property in support of the application, setting out that the replacement of the roof would improve the appearance of the dwellinghouse.

PLANNING ASSESSMENT

It is considered that the proposed alterations would not have a harmful impact upon the open character and appearance of the Green Belt. Although the proposed alterations would result in a slight increase in volume of the property (around a 9 cubic metre increase), the area that is to be enlarged would be viewed against the backdrop of the existing building and so would not impact upon the openness of the area. The proposal would replace the roof with materials more in keeping with the existing building and surrounding dwellings and so would improve the appearance of the property.

The alterations would also add rooflights to the rear elevation of the roof. An existing roof light is to be replaced with a slightly larger one and two new rooflights are to be added, just above eaves level.

When planning permission was originally granted for the conversion of the outbuildings for residential purposes (application 90/02014/FUL) Condition 10 stipulated that no new window opening shall be constructed within the building, in the interest of the visual amenity of the locality.

The existing polycarbonate roof allows a degree of light into the rear of the building but does not look particularly attractive. The alterations would remove this roof and replace it with stone slates, which would be more in keeping with the property but would necessitate the inclusion of roof lights to provide natural light into the rear of the building. The number of rooflights proposed has been reduced to lessen the visual impact and so it is considered that on balance the proposed alterations would not have an adverse impact upon the visual amenity of the area.

It is considered that the proposed alterations would be in accordance with UDP Policy GE6 – House Extensions in the Green Belt which sets out that in the Green Belt extensions will be permitted only where they would form a minor addition to the original house and use matching materials and be sited and designed to complement the style of the original building.

SUMMARY AND RECOMMENDATION

Planning permission is sought for alterations to the utility room to the side / rear of Bank House. This would replace the polycarbonate roof over the structure with a stone slate roof.

It is considered that the proposed alterations would improve the appearance of the dwellinghouse and would not impact upon the open character of the Green Belt. The proposal would accord with UDP Policy GE6 and so it is recommended that planning permission be granted.

Case Number	10/02063/FUL
Application Type	A Full Planning Application
Proposal	Use of land as Materials Recycling Facility (amended plans) as amended 23.12.10, 20.1.11, 9.2.11, 22.4.11
Location	Jubilee House And Adjoining Land Clay Wheels Lane Sheffield S6 1LZ
Date Received	18/06/2010
Team	NORTH & WEST
Applicant/Agent	Silkstone Environmental Ltd
Recommendation	Grant Conditionally

Subject to:

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

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

- 2 The development must be carried out in complete accordance with the following approved documents;

drawing nos. 09092/452 rev f received on 22.4.11

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The reception, processing, sorting, separating, shredding and crushing of the waste delivered to the site shall take place within the building and within the areas of the building shown on drawing no. 09092/452 rev F. No reception, processing, sorting, separating, shredding and crushing of the waste shall take place outside the building shown on drawing no. 09092/452 rev F.

In the interests of the amenities of the locality.

- 4 The use hereby approved shall be restricted to the recycling of non-hazardous construction and demolition waste.

In the interests of the amenities of the locality.

- 5 No more than 48,000 tonnes of construction and demolition waste shall be delivered to the site per annum.

In the interests of the amenities of the locality.

- 6 No screening of materials shall take place on the site other than within the building and within the area identified as a screening area on drawing no. 09092/452 rev F.

In the interests of the amenities of the locality.

- 7 No storage of aggregates shall take place on the site other than within the building and within the area identified as an aggregate storage area on drawing no. 09092/452 rev F.

In the interests of the amenities of the locality.

- 8 No storage of skips shall take place on the site other than within the building and within the area identified as a skip storage area on drawing no. 09092/452 rev F.

In the interests of the amenities of the locality.

- 9 The stockpiles of materials within the screening and aggregate storage areas shall not exceed 4 metres in height above ground level.

In the interests of the amenities of the locality.

- 10 The use shall not commence unless the wheelwash facility has been provided on site details of which shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the wheelwash facility shall be retained and operated in accordance with the approved details.

In the interests of the amenities of the locality.

- 11 The development shall incorporate all the noise mitigation measures described in the Silkstone Environmental Ltd Noise Survey ref: 09092 Version 1.3; May 2011 and the appended Site Layout Plan (Dwg No. 09092/452; Rev F). All such measures shall be in place prior to the commencement of the use hereby permitted and shall thereafter be retained. Any changes to the activities performed on site as described in the aforementioned Noise Survey and Site Layout Plan shall be subject to prior Local Planning Authority approval.

In the interests of the amenities of the locality.

- 12 Notwithstanding the noise mitigation measures described in the Silkstone Environmental Ltd Noise Survey ref: 09092 Version 1.3; May 2011 and the appended Site Layout Plan (Dwg No. 09092/452; Rev F), in the event that ambient noise levels measured as an LAeq (1hour) at any neighbouring residential property become elevated due to operations undertaken on site, the Local Planning Authority reserve the right to require the submission of details of a further scheme of noise mitigation measures for LPA approval. Such details shall form the basis of a noise report by a suitably qualified acoustic consultant, and shall be designed to reduce the specific noise level measured as an LAeq (1Hour) to a value equal to or below the background noise level measured as an LA90 (1 Hour) prevalent without the site operations taking place, when measured at the relevant noise sensitive property. In such circumstances, the noise report shall be submitted to the LPA for approval within 4 weeks of notification to the operator. The recommended noise mitigation measures shall be undertaken within 3 months of notification of approval by the Local Planning Authority.

In the interests of the amenities of the locality.

- 13 The use of the site for the activities hereby permitted shall take place only between the hours of 07:30 and 18:30 on weekdays, with no use permitted on Saturdays, Sundays or Public Holidays.

In the interests of the amenities of the locality.

- 14 Prior to the commencement of the use hereby permitted, a management plan detailing means to control and minimise dust and litter emissions from the site shall be submitted to and approved in writing by the Local Planning Authority. All activities with the potential to result in emissions of dust or litter beyond the site boundary must be undertaken in accordance with the approved management plan at all times. Any amendments to the approved management plan must be subject to the prior written approval of the Local Planning Authority.

In the interests of the amenities of the locality.

- 15 All hardstanding, buildings and structures currently present on site must be retained intact, unless prior authorisation has been sought and gained from the Local Planning Authority. Any such changes shall be subject to the satisfactory submission for approval of a Phase 1 Preliminary Risk Assessment Report. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

In the interests of the amenities of the locality.

- 16 Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved by the Local Planning Authority prior to the development being

commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

In the interests of the amenities of the locality.

- 17 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 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.

In the interests of the amenities of the locality.

- 18 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 by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

In the interests of the amenities of the locality.

- 19 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 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.

In the interests of the amenities of the locality.

- 20 Notwithstanding the details submitted with the planning application, before development commences full details of the proposed bunds including their siting, contours, sections, construction material and topsoil shall be submitted to and approved in writing by the Local Planning Authority. The bunds shall be provided in accordance with the approved details before the use hereby approved commences and shall thereafter be retained.

In the interests of the amenities of the locality.

- 21 Notwithstanding the details submitted with the planning application, before any work on site is commenced, a comprehensive and detailed hard and soft landscape scheme for the site including shall have been submitted to and approved by the local Planning Authority. The landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first agreed in writing with 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 five year period shall be replaced unless otherwise agreed by the Local Planning Authority.

In the interests of the amenities of the locality.

- 22 The development shall be carried out in accordance with the recommendations contained in Section 4 of the Silkstone Environmental Claywheels Lane Sheffield Ecological Appraisal prepared by FPCR dated May 2010.

In the interests of the amenities of the locality.

- 23 Before the use commences details of a scheme to provide biodiversity enhancement on the site shall and arrangements to secure the implementation of the biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details.

In the interests of the amenities of the locality.

- 24 No piped discharge of surface water from the application site shall take place until surface water 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.

To ensure satisfactory drainage arrangements.

- 25 No development shall take place until details of the proposed means of disposal of foul water drainage, including any balancing works and off site works have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure that no foul water discharges take place until proper provision has been made for its disposal.

- 26 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment and Surface Water Management Scheme report (both by S M Foster Associates Limited,

dated June 2010 and December 2010 respectively), and the following mitigation measures as detailed within these documents:

1. A detailed drainage design, developed in accordance with the principles set down in the Surface Water Management Scheme report, to be submitted to and approved by the local planning authority prior to the commencement of development (including details of how the scheme shall reduce the existing 1 in 1 year surface water runoff rate from the site by 30%). The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase have been completed.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 27 The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

To prevent pollution of the water environment.

- 28 The development shall not be used unless turning space for vehicles has been provided within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such turning space shall be retained.

In the interests of the safety of road users.

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

In the interests of pedestrian safety.

- 30 The development shall not be used unless provision has been made within the site for accommodation of delivery/service vehicles in accordance with the approved plan. Thereafter, all such areas shall be retained free of all obstructions, including the storage, display and depositing of materials, packaging or other objects so that the service yard is fully available for the parking, turning and manoeuvring of delivery/service vehicles.

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

- 31 Before the development is commenced, full details of permanent wheel washing facilities (the type and location) and the location of any weighbridge shall have been submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities and any weighbridge shall have been provided in accordance with the above-mentioned approved details prior to the development being brought into use.

In the interests of traffic safety and the amenities of the locality and in the interests of the safety of road users.

- 32 Before development commences full details of the following matters shall have been submitted to and approved in writing by the Local Planning Authority. The details as approved shall be provided before the use hereby approved commences and shall thereafter be retained:
- (i) design and external appearance of the gatehouse;
 - (ii) design and external appearance of the bike shed.

In the interests of the amenities of the locality.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

IB5 - Development in General Industry Areas

IB9 - Conditions on Development in Industry and Business Areas

MW6 - Recycling and Reclamation

CS1 - Land for Employment and Economic Development

CS5 - Locations for Manufacturing, Distribution/Warehousing and other Non-office Businesses

CS10 - Business and Industry in the Upper Don Valley

CS68 - Waste Development Objectives

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. It should be noted that for surface water drainage schemes on sites over 1 ha in area, general requirements include the following:
 - discharge rates shall be reduced by 30% from existing rates for the 1 in 1 year return period storm event
 - runoff from the 1 in 30 year storm event shall be stored within the piped drainage system
 - runoff from the 1 in 100 year storm event (plus an allowance for climate change) shall be retained on site, with no flooding of buildings.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Further information on SUDS can be found in:

- PPS25 page 33 Annex F
- PPS25 Practice Guide
- CIRIA C522 document Sustainable Drainage Systems-design manual for England and Wales
- CIRIA C697 document SUDS manual
- the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.

The Interim Code of Practice is available on both the Environment Agency's website: www.environment-agency.gov.uk and CIRIA's website: www.ciria.org.uk

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

This development will require an Environmental Permit under the Environmental Permitting Regulations 2007 from the Environment Agency, unless an exemption applies. The applicant is advised to contact Martin Flack 01709 312740 martin.flack@environment-agency.gov.uk to discuss the issues likely to be raised

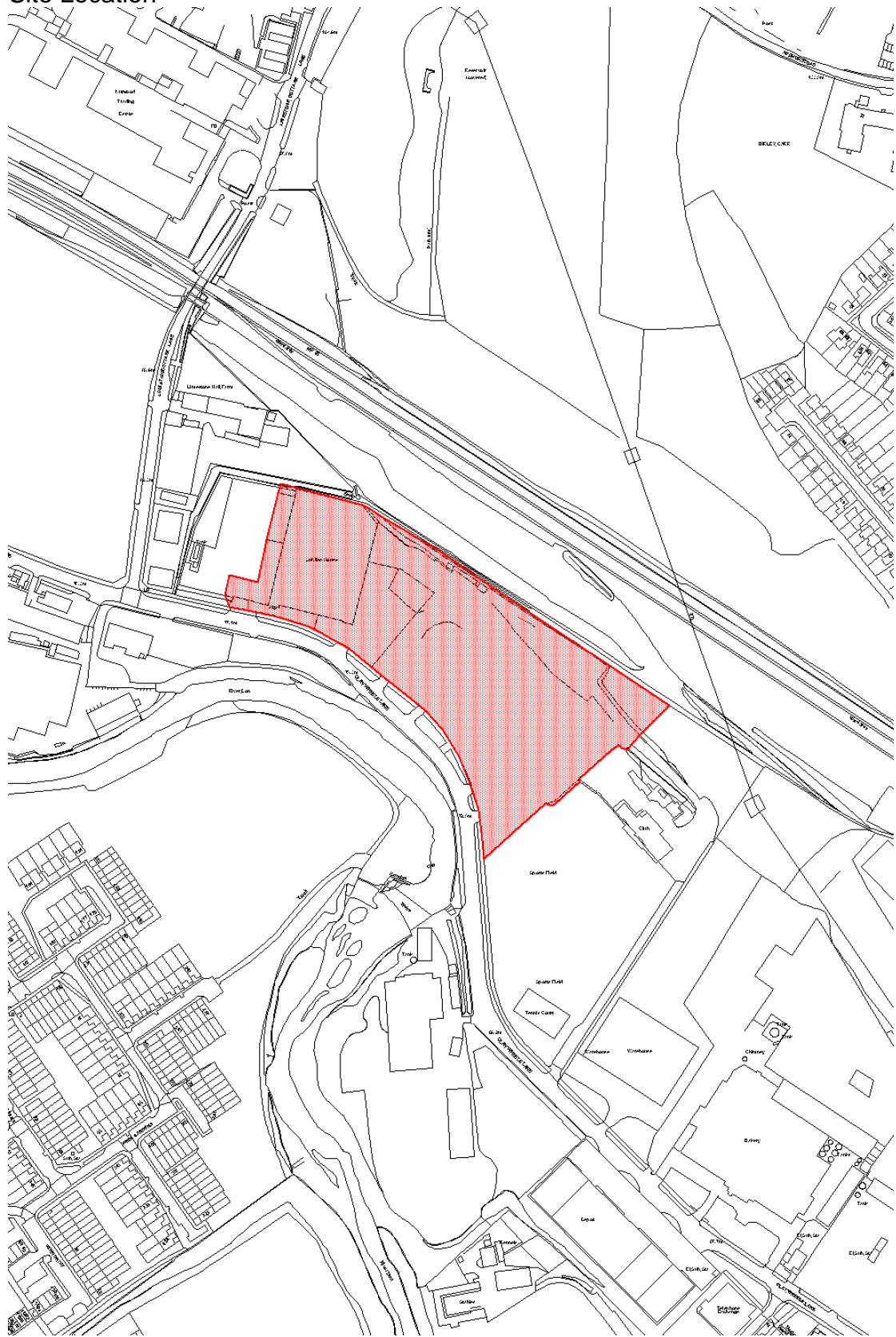
It is recommended that the requirements of PPS23 should be followed. This document states that it is the developer's responsibility to ensure the site is safe and suitable for its intended purpose, having regard to previous contamination. The framework to achieve this is to carry out investigations in accordance with CLR11, Model Procedures for the Management of Contamination.

2. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local

Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £85 or £25 if it relates to a condition on a householder application for development.

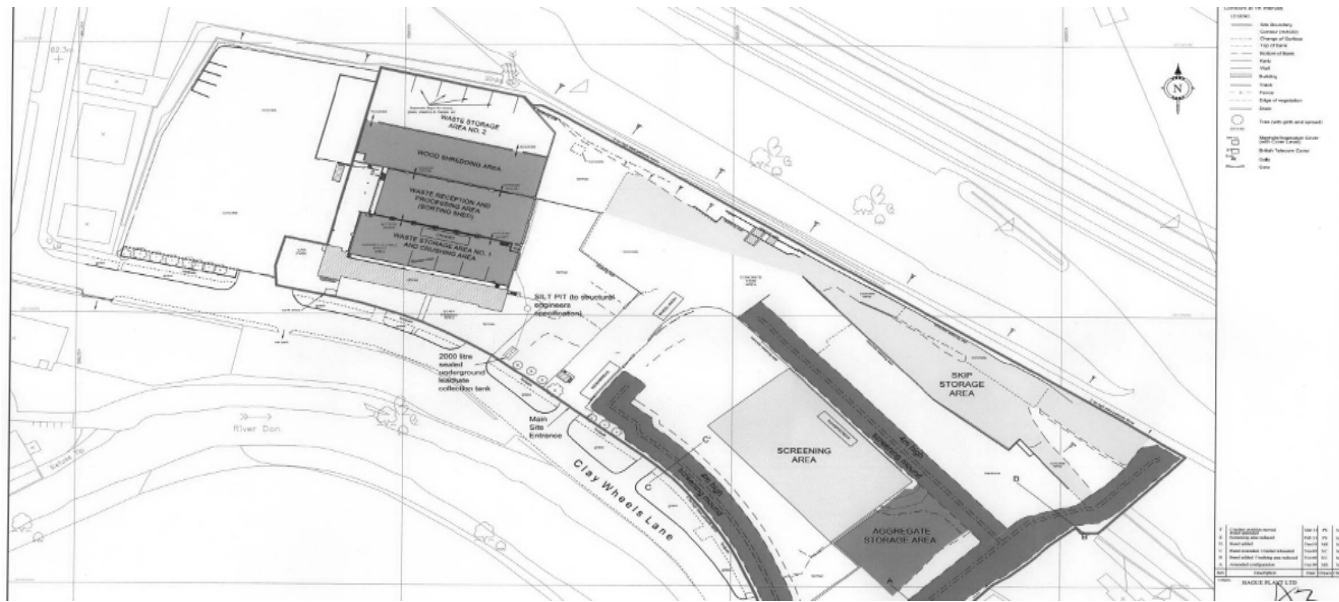
For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Site Location



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LOCATION

The application site is located on the northeast side of Claywheels Lane near to its junction with Limestone Cottage Lane. The site is generally situated within the valley bottom with land rising towards the northeast.

The site lies within the existing Claywheels industrial estate and adjoins industrial and storage premises to the west. The southeastern boundary of the site lies alongside a sports ground beyond which is an existing bakery. There are other industrial, storage and commercial premises in the vicinity of the site.

The site's northern boundary adjoins a strip of open land alongside the railway line with open fields and housing on the hillside beyond the railway. Opposite the site to the west is the River Don beyond which is an open space area and housing off Winn Gardens. There are also residential properties alongside Middlewood Road, and on the east facing valley side beyond.

The site comprises approximately 2.6 hectares of land with a warehouse and adjoining office building at its western end and the remainder of the site being predominantly open concrete hardstanding. A 2 metre high palisade fence surrounds the majority of the site. The site was previously used as a brewery till the mid 1990's. Some of the offices have been occupied by small businesses. More recently activity on the site has resulted in some re-grading and formation of earth bunds to the southeast and southwest parts of the site.

PROPOSAL

The proposal seeks full planning permission for the use of the site as a materials recycling facility. The application has been amended since its original submission.

The amendments have sought to address matters of noise and visual impact. The originally proposed external crusher has been relocated to within the warehouse

building. The extent of the external screening area has been reduced from approximately 3825 sq metres to 1802 sq metres. The extent of the external aggregate storage area has been reduced from approximately 1200 sq metres to 800 sq metres. The bund along the boundary has been extended and an additional bund across the centre of the site has been added.

The applicant has stated that this would involve recycling up to 48,000 tonnes of construction and demolition waste per annum. This equates to approximately 923 tonnes per week, 185 tonnes per day (Monday to Friday). The applicant has stated that no hazardous waste would be involved. The applicant's waste acceptance procedures would include keeping records of the tonnage of each delivery to site.

The applicant's submission states that the proposed waste recycling facility will contribute towards regional waste management and will move the management of construction/demolition/excavation waste in the area up the waste hierarchy from landfill disposal to recycling instead.

The layout of activities within the site as amended identifies using the front range of the existing building as offices, and the 4 bay warehouse building to the rear of the offices for waste reception/processing area, a wood shredding area, crushing, and two bays for waste storage areas. There is internal access between the bays and each of the bays incorporates an external roller shutter door.

The amendments include relocating the crusher and crushing activities from its originally proposed location in the external yard to its amended location within the existing building.

Outside the buildings, the majority of the lower yard was originally proposed for use for crushing and screening with a 4 metre high screen mound to be provided between it and the front boundary of the site.

The amendments have removed the external crusher, reduced the area for screening, and extended and added to the proposed bund.

Part of the site towards the southeastern boundary would be used as an aggregate storage area again with a proposed 4 metre high screen mound between it and the southeast boundary of the site.

The amendments have reduced the area of site used for aggregate storage and the extended bund has also benefitted this part of the site.

The higher tier alongside the site's northern boundary would be used as a skip storage area.

A weighbridge and wheel wash facility is included within the proposed layout.

The proposal includes the following activities: delivery to the site of construction and demolition waste in a combination of skips and heavy goods vehicles accessed via the main entrance off Claywheels Lane, the waste would be delivered

to a waste reception/processing area within the building for initial processing which will involve sorting and separating waste mechanically and by hand into recyclable and non-recyclable materials, and storing them in corresponding storage bays in the building; the recyclable material would then be further sorted by type such as glass, plastics, metals and placed into separate storage bays within the building.

Waste wood will be transferred to the wood shredding area in the building where it would be shredded and stockpiled.

Any inert material including bricks, concrete and tiles will be separated and crushed within the building. The crushed material would be transferred to the external yard for screening using mobile plant to produce a recycled inert aggregate, where it would be stock piled temporarily and then transported off site for use as aggregate.

When sufficient quantities of separated material have accumulated in the storage bays, it will be transported off site for sale or further processing/recycling.

Residual non-recyclable waste would be placed in a sheeted skip and arrangements made for its transportation from site to a suitably licensed facility for treatment or disposal.

The equipment to be operated includes a crusher, a powerscreen, a wheeled loader and a shredder all of which are mobile.

The applicant has stated that dust and litter action plans will be implemented. The dust action plan will require discharge heights to be kept to a minimum, all vehicles entering and leaving the site to be sheeted where there is a risk of dust being generated, site speed limit of 10mph, regular sweeping and cleaning of hardstandings, external stockpiles not exceeding 4 metres in height, and maintaining a log record of dust complaints received and rectification works carried out.

The proposed hours of use are 0800 hours to 1800 hours on Mondays to Fridays with no operational activity on weekends or bank holidays except in exceptional circumstances such as essential maintenance, emergency, or for health and safety grounds. The applicant has stated that the site gates will be locked outside. The applicant has stated that the proposal would generate a maximum of 40 heavy goods vehicle trips per day (20 in, 20 out) and a staff vehicle trips. The HGV trips are equivalent to 4 trips per hour.

A staff parking area and cycle shed are proposed in front of the office building. The applicant has stated that there is provision within the site for 30 car parking spaces.

The applicant has stated that the proposal would provide 10 full-time employees.

The applicant has submitted supporting documents including assessments of noise, landscape, flood risk, ecology, and land contamination.

RELEVANT PLANNING HISTORY

Prior to 1990 several planning permissions were granted relating to the use of the site as a brewery.

There have been no subsequent planning applications submitted in respect of this site.

SUMMARY OF REPRESENTATIONS

18 letters of objection have been received from residents to the application as originally submitted relating to the following matters;

- not a suitable use in this area, this is a major development, not small scale industrial development, site is in middle of two large housing estates;
- potential to significantly affect life in the area, dirty polluting facility yards away from sports field and residential housing, proposal represents a real and significant threat to living and environmental standards to the residents adjacent to, across, up and down the valley, houses a few hundred metres from the site, Winn Gardens is nearer;
- increase in dust and debris, unacceptable levels of dust, impact on general environment and sports ground, dust transported by winds to housing estate, could cause respiratory problems, dust from traffic;
- increase in noise, unacceptable levels of noise, machinery emits low frequency hum throughout day, annoying humming noise, humming noise more apparent in Middlewood Park, loud beeping of reversing vehicles early morning and throughout day, racket is intolerable, noise from traffic, noise impact assessment is flawed not taking account the shape of the valley which will amplify noise across the valley;
- complained about noise from crusher machine on the site;
- smell;
- pollution, serious pollution has potential to cause health issues;
- increase in heavy wagons using local roads, increase traffic congestion in the surrounding area and road safety issues;
- concrete screening and crushing sited externally with only soil banking to contain noise and dust is woefully inadequate, will have significant impact on persons living in the area, these machines need to be contained in sound and dust proof building;
- what will the company be recycling;
- if approval is given there will be opportunity for applicant to extend facilities causing louder noise and further dust pollution in Wadsley Park and Winn Gardens;
- similar application for development of Niagara Forge compounding level of nuisance
- lack of wider consultation, resident 1200 metres away not written to.

An objection has been received from the Jubilee Sports and Social Club:

- dust from recycling outside may be a health hazard or deter people from using the facility;
- increased traffic could deter customers using the club;
- may affect business adversely.

2 letters from Hardcores Building and Paving Supplies Ltd have been received;
-the first letter stating concerns at airborne transmission of dust, smells, excessive noise and extra lorry movements, staff work in the open, would not like them breathing in contaminant air particles, could affect business badly, no objection as long as it is kept within acceptable limits;
-the second letter stating no objections to the recycling depot.

Following the submission of amendments to the application the following representations have been made;

22 letters of objection from residents have been received relating to the following matters;

- not changed materially from the one commented on before;
- site not suitable for this type of development, sheer size is shocking magnifying noise, smell and pollution, too many residential properties in near proximity, significantly impact the valley environment by noise and dust, house only a few hundred metres from the site, noise and pollution is held in rather than dispersing, impact on local environment and quality of life;
- dust problems, screening and crushing create dust, not want to be exposed to dust, health hazard from dust, impact on children playing outside, failed to find any dust remediation within the application, lack of a comprehensive dust suppression solution using sprinklers;
- already subject to noise and inconvenience from local industries and further developments will have significant impacts to residents, noise is very loud and incessant grinding/rumbling, screening and crushing create noise, possible noise from type of usage, health hazard from noise, noise survey takes little account of geomorphology of the site, it lies in a steep-sided valley reflecting noise upwards, noise from this site on the other side of the valley can be considerable even up to Worrall Road, the proposed bunding will not attenuate any of this noise, northeasterly or easterly winds exacerbate the problem, get noise from engines and HGVs from this site now;
- measures to control noise inadequate and impracticable, who can guess how much a bank will deaden the noise, ignores noise issue for residents on Beeley Wood Road from skip lorries;
- cause pollution, exhaust pollution from additional HGV traffic, noise and traffic analysis considered in isolation but other heavy industrial processes are operating from close locality, total for whole site will far exceed what could be reasonably tolerated by residents;
- will there be smells and fumes, health hazard from smell;
- extra traffic on roads, heavy lorries add to congestion, don't want skip lorries of potentially lethal demolition rubble driving past house, damage to roads;
- pedestrian access to tram route further than stated;
- Claywheels Lane forms part of the national cycle network, no provision to remediate any impact on bicycle traffic and safety;
- what will be stored in underground leachate tank, will it be toxic or flammable, if leaks would be dangerous and a health hazard;
- concern if proposed land for use is land running along railway;
- worried about health effects of emissions;

- it will operate when it likes to suit supply/demand, unprocessed rubble will be piled everywhere, dust will be everywhere, no-one will notice uncovered or badly covered skips
- concerned about operating on a continuous process basis, night shifts, activities in open or designated building, heavy machinery, low frequency or ultra low frequency noise, low frequency noise can travel over several kilometres;
- carry out noise and air quality surveys at house on Beeley Wood Road before considering this application;
- there has to be very stringent noise reduction requirements, can assurance be that there will be no outfall of dust over gardens and cars, seek further major amendments on noise, dust and cycling;
- not informed by post, no consultation, while street notices and additional letters are a big improvement all impacted residents should be written to, street notice unlikely to be noticed, flawed process.

A letter of objection has been received from Councillor Vickie Priestley;

- concerned about dust emissions and excess noise from and the exhaust pollution from the additional HGV traffic;
- concerned about the long term health effects this type of industrial development could have on the residents of Wadsley park Village.

A letter from Nick Clegg MP highlighting some objections from constituents;

- proposed development next to a residential area has potential to cause significant dust and noise pollution across the valley, constituents feel that there is already a significant concentration of industry in the area and that the development will only exacerbate these problems;
- concerned that there will be an increase in HGV traffic in the area which again will amount to further noise and air pollution.

PLANNING ASSESSMENT

Policy Issues

The Sheffield Unitary Development Plan (UDP) identifies the site as being within a general industry area where general industry and warehouses are the preferred uses and that open storage, scrapyards, business and lorry parks are amongst those uses that are acceptable uses in principle (Policy IB5 refers). Uses for materials recycling which are not within the specified use classes are to be decided on their individual merits.

Policy IB9 of the UDP relates to conditions on development in industry and business areas including matters of dominance, amenity, design and highway safety. The proposal would maintain the dominance of industry and business uses in the general industry area.

The Sheffield Development Framework (SDF) Core Strategy Policy CS1 relating to land for employment and economic development recognises the need to plan for general industry and storage/distribution and other sui generis general industrial/processing uses. Core Strategy policies CS5 and CS10 promote business and industry in the Upper Don Valley.

Whilst the development proposed would deliver land for employment uses, the proposal is not an intensive employment use of this large site.

Sustainability

UDP Policy MW6 promotes developments involving recycling and reclamation of suitable waste materials except where they would be incompatible with surrounding uses. Core Strategy Policy CS68 relating to waste development objectives seeks to manage the city's waste more sustainably and encourages reduction and reuse of waste products, and a range of additional treatment facilities mainly in industrial areas to meet the regional apportionment for commercial and industrial waste and other waste streams.

It is considered that the proposal would represent a useful addition to the local treatment capacity. A condition is recommended to limit the level and type of waste accepted on to the site to that proposed in the application.

Highway and Transportation Issues

The proposed development would generate approximately 40 heavy goods vehicle movements per day (20 in, 20 out) and some staff car movements with vehicular access to the site from Claywheels Lane via existing accesses.

It is considered that the traffic generation would not materially affect traffic conditions along on Claywheels Lane. There is sufficient provision on site for the parking, manoeuvring and turning of cars and HGVs.

There are no highway objections subject to appropriate conditions.

Effect on the Amenities of Residents and the Locality

The site lies in the bottom of the valley with other industrial and commercial occupiers in the immediate vicinity. Across the bottom of the valley to the west there are residential properties at Winn Gardens, alongside Middlewood Road, and on the east facing valley side. To the northeast of the site there are residential properties higher up the valley side on Baxter Drive, Birley Rise Road and surrounding roads. There are also residential properties to the southeast of the site alongside Claywheels Lane/Beeley Wood Road.

The proposed development will generate noise from the activities on the site and the movement of vehicles to and from the site. Some of the operations are proposed within the existing building, other activities are proposed outside in the open yard.

The amendments to the proposal since its original submission have sought to mitigate the impact of the proposed development on residents and other occupiers in the locality.

As originally submitted the crusher equipment was proposed to be located externally in the open yards. Subsequent amendments to the application have resulted in the relocation of the proposed crusher to the lower bay within the existing warehouse building which is immediately to the rear of the office building.

As originally submitted there was a gap between the proposed bunds in the southeast corner of the site. Subsequent amendments have extended the bund to plug this gap as well as returning the bund partly within the site adjacent to the site's main entrance. The area proposed for external screening and storage/stockpiling has been significantly reduced. An additional bund running across part of the site immediately to the north of the screening and storage/stockpiling areas has been added.

The applicant has submitted additional noise survey information and assessments to incorporate these amendments.

As originally submitted, the proposed development would significantly increase the noise rating level by up to 9 dBA. Following the amendments to the proposal the increase in noise rating has been reduced to 2 dBA. Whilst this does not equate to inaudibility, it indicates that the noise levels should be at levels that are less than marginal significance.

The initial noise assessment submitted by the applicant with this planning application was considered by the Council's Environmental Protection Service to incorporate inadequate measures to mitigate the impact of the proposal notably on residential properties in the locality.

Subsequent revisions to the proposal and the noise assessment to address these concerns have been submitted by the applicant and reviewed by the Environmental Protection Service to address these concerns. The final submission by the applicant collates these discussions and revisions in one document.

It is considered that the final noise assessment as revised has now adequately considered the impact of noise.

It is considered that the extension and addition to the earth bund to enclose the screening area on three sides and the accommodation of waste crushing, sorting and shredding activities inside the existing building are significant improvements in the proposed mitigation measures.

It is considered that the noise generated by vehicles moving to and from the site will not significantly harm residents and other occupiers in the locality

To ensure that the operation of the site remains acceptable, conditions are recommended to secure the provision and monitoring of the noise mitigation measures and restrict the hours of use of the site.

It is considered that the site operations are likely to give rise to significant dust emissions if not adequately controlled. Whilst some dust producing activities are to be conducted indoors, the screening activities, vehicle movements and outdoor

materials storage are outdoors and could give rise to potential for litter and dust to have adverse off-site effects.

Again to ensure that the operation of the site remains acceptable, conditions are recommended to secure a satisfactory management plan to control and minimise litter and dust emissions.

Effect on the Visual Amenities of the Locality

The proposal retains the existing offices and warehouse building within which most of the operational processes are proposed to be carried out. No new buildings are proposed.

The extensive external yards are to be retained for screening materials and for open storage of screened materials, aggregates and skips. The applicant has proposed that the external stockpiles will not exceed 4 metres in height.

The applicant proposed to construct 4 metre high earth bunds along the Claywheels Lane frontage between the open storage area and the site's boundary. Similar bunds are also proposed alongside the site's southeastern boundary with the sports ground, and across the middle of the site. All the bunds would be landscaped.

It is considered that whilst there will be distant views into the site from higher ground on the valley sides, the proposed landscape bunds would provide satisfactory mitigation to screen the main visual impact of the external stockpiles on the immediate locality.

Flood Risk

The Environment Agency has no objections to the proposal subject to appropriate conditions including securing a reduction in surface water discharge rates.

SUMMARY

The Sheffield Unitary Development Plan (UDP) identifies the site as being within a general industry area where general industry and warehouses are the preferred uses and that open storage, scrapyards, business and lorry parks are amongst those uses that are acceptable uses in principle. Uses for materials recycling which are not within the specified use classes are to be decided on their individual merits.

The Sheffield Development Framework (SDF) Core Strategy Policy CS1 recognises the need to plan for general industry and storage/distribution and other sui generis general industrial/processing uses. Core Strategy policies CS5 and CS10 promote business and industry in the Upper Don Valley.

Whilst the development proposed would deliver land for employment uses, the proposal is not an intensive employment use of this large site.

It is considered that the proposal would represent a useful addition to the local treatment capacity subject to conditions.

It is considered that the traffic generation would not materially affect traffic conditions along on Claywheels Lane. There are no highway objections subject to appropriate conditions.

The site lies in the bottom of the valley with other industrial and commercial occupiers in the immediate vicinity. Across the bottom of the valley to the west there are residential properties at Winn Gardens, alongside Middlewood Road, and on the east facing valley side. To the northeast of the site there are residential properties higher up the valley side on Baxter Drive, Birley Rise Road and surrounding roads. There are also residential properties to the southeast of the site alongside Claywheels Lane/Beeley Wood Road.

The proposed development will generate noise from the activities on the site and the movement of vehicles to and from the site. Some of the operations are proposed within the existing building, other activities are proposed outside in the open yard.

The amendments to the proposal since its original submission have sought to mitigate the impact of the proposed development on residents and other occupiers in the locality.

The noise assessments have adequately considered the impact of noise from the movement of vehicles. It is considered that the noise generated by vehicles moving to and from the site will not significantly harm residents and other occupiers in the locality.

screening area on three sides and the accommodation of waste crushing, sorting and shredding activities inside the existing building are significant improvements in the proposed mitigation measures.

To ensure that the operation of the site remains acceptable, conditions are recommended to secure the provision and monitoring of the noise mitigation measures, a restriction on the hours of use of the site, and a satisfactory management plan to control and minimise litter and dust emissions.

The proposal retains the existing offices and warehouse building within which most of the operational processes are proposed to be carried out. No new buildings are proposed.

It is considered that whilst there will be distant views into the site from higher ground on the valley sides, the proposed landscape bunds would provide satisfactory mitigation to screen the main visual impact of the external stockpiles on the immediate locality.

The Environment Agency has no objections to the proposal subject to appropriate conditions including securing a reduction in surface water discharge rates.

It is considered that the amendments to the proposal have satisfactorily addressed the material considerations including the amenity concerns regarding the impact of the proposed development on residents and occupiers in the locality.

The proposal complies with Policies IB5, IB9, MW6 of the UDP and SDF Core Strategy Policies CS1, CS5, CS10 and CS68.

RECOMMENDATION

It is recommended that planning permission is granted subject to conditions.