

PLANNING & HIGHWAYS COMMITTEE - 11 June 2013

SUPPLEMENTARY INFORMATION

PLANNING APPLICATIONS

1. **Application Number:** 12/03338/FUL

Address: Guardian's Hall, Portobello Street, Sheffield, S1 4ND

Archaeology - Amendment

The area of the Guardians Hall and area of garaging will have been destroyed archaeologically, however the area of parking between the two may have surviving remains. These will be of interests because this was the site of a works – bellows manufacturers and later, a cutlery and electro-plate manufacturers. Any remains of these works will be of archaeological interest. It is therefore considered necessary to impose conditions which will ensure that some archaeological investigation will be undertaken and to secure the retention of a concrete rose from the car park boundary wall (for deposition with Kelham Island Museum).

Mobility/Access Issues – Amendment

The development will provide no car parking accommodation and thus, no disabled parking spaces will be provided.

Level thresholds will be provided throughout the development, with the exception of one stepped approach on the ground floor, leading to a minority of units.

Affordable Housing

An independent viability assessment has been undertaken by the District Valuation Office and has concluded that the scheme can provide an affordable housing contribution. Provision will be made off-site as the nature of the development does not lend itself to on-site provision.

A Unilateral Undertaking under Section 106 of the Town and Country Planning Act, 1990 has been completed to secure a contribution of £121,059.00 for off-site provision.

Open Space Contribution

In accordance with Policy H16 of the UDP, the developer is required to make a contribution towards the provision of open space, in lieu of direct open space provision. This is calculated on figures taken from the City Centre Living Strategy, which recognises that there is a shortfall of open space in the

city centre. The City Centre Breathing Spaces builds on this guidance and provides a clear vision on how the Council will improve and expand the City centre open spaces, identifying specific projects that the contributions will be spent on.

A Unilateral Undertaking under Section 106 of the Town and Country Planning Act, 1990 has been completed to secure a contribution of £97,561.60.

Heads of Terms

The sum of £121,059.00 is required towards the provision of affordable housing in line with Core Strategy Policy CS40 and the Council's Interim Supplementary Planning Guidance 'Affordable Housing'.

The sum of £97,561.60 is required towards the provision of Open Space in line with Policy H16 of the UDP, the City Centre Living Strategy and the City Centre Breathing Spaces Strategy.

Replacement of Condition no. 2

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

Drawing numbers:

H617/P01, Rev A, emailed 18.04.2013;
H617/P02, Rev A, emailed 18.04.2013;
H617/P03, Rev A, emailed 18.04.2013;
H617/P04, Rev A, emailed 18.04.2013;
H617/P05, emailed 18.04.2013;
H617/P06, emailed 18.04.2013; and
H617/P07, Rev A, emailed 23.04.2013.

Additional Conditions

- C No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
- The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.

- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

- R To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.
- C Before development (including demolition) takes place, details of the arrangements made to retrieve an ornamental concrete Yorkshire rose from the boundary wall of the car park and offer it for deposition with the Sheffield Industrial Museums Trust, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Until such time that the boundary wall is dismantled, the site shall be made secure and maintained in this fashion until the demolition is carried out.
- R In the interests of the amenities of the locality.
- C Prior to occupation of the building, the existing public art, which is displayed on the rear elevation of the adjacent Q Park site shall be relocated on to the east facing return elevation of the Portobello Street frontage, as shown on the approved plan and thereafter such public art shall be retained.
- R In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.
- C The building shall not be used unless a level threshold has been provided to the entrance thereto in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such level threshold shall be retained.
- R To ensure ease of access and facilities for disabled persons at all times.
- C Before the development is commenced, details of the proposed mobility units, including a layout plan identifying the 15 units, shall have

been submitted to and approved in writing by the Local Planning Authority and the proposed mobility units shall be provided in accordance with the approved details and thereafter be retained.

- R To ensure ease of access and facilities for disabled persons at all times.

2. Application Number: 13/00207/FUL

Address: Former Windsor Hotel, 35-39 Southend Road

Amended Condition 6

The flat roofed areas of the building shall not at any time be used as amenity space for residents and shall only be accessed for maintenance and emergency purposes. The emergency exit door which leads on to the flat roofed area to the rear (and to the fire escape stair) shall be permanently alarmed and full details of the alarm system and associated warning signs shall have been submitted to and approved in writing by the Local Planning Authority before installation. The approved scheme shall not be occupied until the approved system is in place.

3. Application Number: 13/01043/FUL

Address: 193-195 Main Road, Darnall

Additional Representation

A further representation has been received with illustrative photographs showing a smashed window on an existing betting shop in the area and a significant group of people congregating outside another betting shop in the area. The representation says that this is an illustration of the crime and anti-social behaviour that such uses can attract.

In response to the issues raised above, Members should note that in relation to a Betting Shop, issues of 'the prevention of crime and disorder'; 'public safety'; 'the prevention of public nuisance'; and 'the protection of children from harm' are all issues which are considered as part of the licensing process and should not be duplicated as part of the planning process. There is a formal mechanism in place to seek to review a licence if such issues do arise.

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