

CITY CENTRE SOUTH AND EAST AREA COMMITTEE 13 August 2012

SUPPLEMENTARY INFORMATION

PLANNING APPLICATIONS

1. Application number: 12/01763/FUL

Address: 48 High Street Mosborough

Additional representations

3 additional letters of representation have been received the issues are summarised as follows:

- Noise and odour issues
- Creation of litter
- Spread of vermin
- Noise from late night traffic
- Disturbances of a violent nature will be further encouraged after public houses close.
- Parking Issues
- Too many hot food outlets in the vicinity
- Detrimental impact on rural life in the village
- Hot food takeaways would be of little benefit to the area

A response to all the issues raised is covered in the main body of the board report.

Amended condition 2

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

Drawing No.0512/01P rev A including flue extraction details received on the 30th July 2012 and additional flue extraction specifications received by email on the 10th August 2012 unless otherwise agreed in writing with the Local Planning Authority.

In order to define the permission.

2. Application number: 12/01609/FUL

Address: 44 High Street Mosborough

Additional representations

4 additional letters of representation have been received the issues are summarised as follows:

- Noise and odour issues
- Creation of litter
- Spread of vermin
- Noise from late night traffic
- Disturbances of a violent nature will be further encouraged after public houses close.
- Parking Issues
- Too many hot food outlets in the vicinity
- Detrimental impact on rural life in the village
- Hot food takeaways would be of little benefit to the area

A response to all the issues raised is covered in the main body of the board report.

3. Application number: 12/01729/FUL

Address: UTC Matilda Street/Shoreham Street

Revised Condition 2

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

General Arrangement Plan Ref: ALA066L03/PL6 dated 10 August 2012.

Elevation Plans Ref: 12047/A(05)010/P5 - 12047/A(05)011/P5 - 12047/A(05)012/P5 dated 31 July 2012.

Floor Plans Ref: 12047/A(04)006/P3 & 12047/A(04)005/P3 dated 6 June 2012.

Floor Plans Ref: 12047/A(04)001/P8 - 12047/A(04)002/P8 - 12047/A(04)003/P7 - 12047/A(04)004/P8 dated 20 July 2012.

Section Plans Ref: 12047/A(03)100/P2 - 12047/A(05)030/P2 – 12047/A(05)020/P2 dated 6 June 2012.

Landscape Masterplan Ref: ALA066L02/PL4 dated 10 August 2012.

Small Scale Details Plan Ref: 12047/A(21)001/P1 & 12047/A(21)002/P1 dated 20 July 2012.

Main Entrance Details Ref: ALA066D04/PL2 dated 10 August 2012.

Fencing Arrangements Ref: ALA066L04/PL6 dated 10 August 2012.

Unless otherwise authorised in writing by the Local Planning Authority.

Revised Condition 38

Unless an alternative timeframe has been agreed in writing by the Local Planning Authority, before first occupation the existing culvert and bridge shall have been removed in accordance with plans received on 20 July 2012 (Ref: ALA066SK16/PL2 & ALA066SSSK11/PL1). If an alternative timeframe has been agreed then this shall be adhered to thereafter.

Revised Condition 23

Any intrusive investigation recommended in the approved 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 in writing by the Local Planning Authority prior to ground works commencing (ground works do not include site preparation works). The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Revised Condition 24

Any remediation works recommended in the updated Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to ground works commencing (ground works do not include site preparation works). 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.

Remove Condition

Please Remove Condition 22 (Phase 1 Risk Assessment) as we have now had this report and it has been approved.

New Condition

The development shall be carried out in accordance with the approved Flood Risk Assessment Ref: NTS/2153/FRA/C received on 26 July 2012, which includes the following mitigation measures:

- Finished Floor Levels of the new building are set no lower than 58.7 metres above Ordnance Datum (AOD).

Reason

To reduce the risk of flooding to the proposed development and future occupants.

New Condition

For the avoidance of doubt, the section of tactile paving at the bottom of the stairs in front of the main entrance shall be 800mm deep.

R034.

4. Application number: 12/01401/FUL

Address: Former Green Lane Works, Green Lane, Kelham

Additional Condition

Before the development hereby permitted is occupied arrangements shall be agreed with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the city at any time

In order to define the permission

Additional Directive

You are advised that residential occupiers of the building should be informed in writing prior to occupation that:

- (a) limited/no car parking provision is available on site for occupiers of the building,
- (b) resident's car parking permits will not be provided by the Council for any person living in the building.

5. Application number: 11/03818/FUL

Address: Abbeydale Hall Gardens, 240, Abbeydale Road South.

Amendments to Report

On page 25 in the first paragraph of the Sustainable Design and Layout section, reference is made to a reduction from 4 to 3 blocks. This should read '5 to 4'. Also, in paragraph three of the same section, the materials to be used include zinc panelling. This is not now the case and more timber cladding will be used instead.

**6. Enforcement Item – 20, Albany Road, Nether Edge.
Amendment to Recommendation.**

The recommendation should now read:

That authority be given to the Director of Development Services or Head of Planning to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised boundary wall, the unauthorised windows (excluding the velux windows in the roof) and their replacement with a suitable alternative as specified in any Notice.

7. Enforcement Item – 33, Albany Road, Nether Edge.

Amendment to Recommendation.

The recommendation should now read:

That authority be given to the Director of Development Services or Head of Planning to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised windows and their replacement with a suitable alternative as specified in any Notice.

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