

SUPPLEMENTARY INFORMATION

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY
INFORMATION**

1. Application Number 14/03593/FUL

Address: Digital Campus

Amended Condition

The final revised elevations (minor adjustments to position of vents) need to be added to the approved plans condition (Condition 2):

Elevation Plans Ref: (10)207/P3 (Building Three) & (10)208/P4 (Building Four) scanned on 05 February 2015.

2. Application Number 14/04474/FUL

**Address: Site of Richardson's Cutlery Works, Alma Street,
Sheffield S3 8SA**

Additional Representations

(a) Conservation Advisory Group

Formal comments have just been received, as follows:

The Group felt that the development sought to create too much on too small a site, that the materials proposed did not reflect the character of the conservation area and that the metal cladding appeared to be insubstantial. The Group also considered that the five-storey block was too high, for its setting in the Conservation Area. The Group considered that, overall, the development would not preserve or enhance the conservation area. The Group recommended that the development should be no more than four storeys high and it should be constructed in brick.

(b) English Heritage

Formal comments have now been received. The headline issues continue to reflect those set out in the Committee Report. In terms of additional advice and recommendations, the response states:

Advice:

English Heritage is supportive of the principle of the application. It is considered that several elements of the scheme respond to the character of Kelham Island - the townhouse format of block E, the mono-pitch roofs of block F, the reinstatement of Kelham Street and the back of pavement layout of block D. The way in which block D steps down closest to the Kelham Island Tavern is also welcomed.

The elements of the scheme which represent a departure from the form of development in the rest of the conservation area are the set-back of block B from the main building line of Alma Street and the flat roofs of blocks B and D. Block B is proposed to be 5-storey, and whilst not objecting to this in principle, the form and massing of the block in conjunction with its long flat roofline makes this block more prominent and appear at odds with the traditional roofscape of the conservation area. This has a particular impact on views from the Kelham Island Museum (Grade II) looking over the brewery and the Fat Cat Pub (Grade II).

It is considered that the form of block B would not preserve or enhance the character or appearance of the Kelham Island conservation area. However, viewing the development as a whole and its impact on the conservation area it is considered this would cause less than substantial harm. Any harm to designated heritage assets requires clear and convincing justification, as per paragraph 132 of the National Planning Policy Framework. This harm will also need to be weighed against the public benefits of the scheme as required by paragraph 134 of the NPPF. In undertaking this weighing exercise the Council should bear in mind the statutory requirement to have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72, Planning (Listed Buildings and Conservation Areas) Act 1990).

Recommendations:

English Heritage recommends that the application can be determined subject to the issues set out above being addressed, either through amendments to the form and massing of block B or through it being clearly demonstrated that the public benefits of the scheme will outweigh the harm to the Kelham Island conservation area.

Applicant's Response to English Heritage Comments

With specific regard to their negative comments about the scheme the applicant has responded with:

"The fact that Planning Policy in the Conservation Area calls for building heights to be within 3-5 storeys is also significant to discussions about perceived 'harm' to the Conservation Area.

Block B, along with Blocks A, C & D, has been formed to create and define important spaces within the Conservation Area. These include the reinstated Kelham Street, and a new public space to Alma Street with connections through to Kelham Street from outside the Fat Cat pub and the Little Kelham Bakery. The scale, orientation and definition of these spaces enhance the character of the

Conservation Area, and provide significant public benefit to Kelham Island. Block B plays a vital part in providing this benefit, and its form, scale and orientation have been carefully designed to respect the character of the Conservation area, and setting of the Listed Fat Cat pub. By pulling the building away from the back of pavement, the impact of 5 storeys on the Fat Cat pub has been significantly reduced (from the Approval Ref: 11/02904/FULR).

The plan form of Block B has therefore been moulded by the context, and this has been prioritised over the desire to integrate 'traditional' roof forms into the design. A visible pitched roof would look at odds with the form. If we allowed the roof form to dictate the plan form we believe it would not be possible to create such a contextual scheme in terms of the scale, quality and orientation of spaces.

The edge of the roof has been designed using a traditional feature within the historic industrial area; a defined parapet. This is regularly used in historic mill / industrial buildings to conceal a series of pitched roofs, especially where the street pattern creates an irregular series of pitches, or where a more ordered appearance to the façade is desired. We would suggest that the parapet to Block B follows this tradition of 'concealment' of the roof form, and is therefore an appropriate response to the Conservation Area."

Design Issues - Proposed Materials

Discussions regarding the external materials on individual blocks within the scheme have now been finalised. Officers have previously raised concern about the limited use of red brick and the quality of the alternatives.

The final proposal includes a mix of materials. On Alma Street, apartment blocks A and B are proposed to have a red brick finish. On Russell Street, apartment blocks C and D are proposed to be constructed from a zinc finish standing seam cladding material with timber shutters on the Russell Street elevation. On Kelham Street, the Garden Houses in block F will also be constructed from standing seam cladding. Finally, it is proposed to construct the Townhouses from a Zinc finish standing seam cladding (ground/first floor level) and fibre cement wall tiles (second/third floor levels). Timber shutters will be use throughout.

The principle of the proposed material palette is acceptable. After deliberation, it is considered that the materials will be suitable additions to the industrial conservation area setting, adding variety to the development across the site and interest for the area. It is considered that the choice of materials achieve a suitable compromise between retaining the industrial character and encouraging the contemporary evolution of the site, including the need to be compatible with the proposed passive house design which is a significant benefit of the scheme.

The use of red brick to clad blocks A and B (adjacent to Alma Street) is particularly welcome given that this route is a major spine running through the core of the conservation area which is predominantly fronted by red brick buildings.

Whilst there is some preference for the use of more red brick, it is concluded that the materials proposed are acceptable alternatives in this industrial conservation area, particularly bearing in mind that the Richardson's buildings that previously occupied the site were predominantly metal clad sheds. The standing seam material is considered to be acceptable on the parts of the site which are situated away from the heart of the conservation area (Kelham Street/Russell Street). The townhouses, to be constructed from standing seam cladding and fibre cement tiles, will be situated behind groups of existing buildings thus ensuring that they will not be overly prominent in the surrounding highways. Although very different to red brick, it is considered that all the materials proposed are sufficiently robust and will not appear out of place in traditional industrial or contemporary residential environments.

Finally, it is considered that the success of this development and the materials proposed will be highly dependent upon the quality of the detailing and execution. This quality will be reserved by condition.

Privacy Issues

The Committee Report states that Officers were still liaising with the applicant regarding the height of parapets to improve the privacy on the flat above the Kelham Island Tavern.

It is clarified that the parapet on the third storey roof terraces of Block D and Block A (south-west elevation) have been increased by 500mm to a final height of 1.6m in order to reduce views down into the Tavern. Furthermore, two balconies on the south-east elevation of block A have been removed and are now repositioned away from the Tavern on the north east elevation.

It is considered that these changes will improve the amenity relationship between the Kelham Island Tavern and the proposed apartments (especially their balconies and terraces).

Flood Risk Issues

The Committee Report states that the Environment Agency objects to the application due to the proposed finished floor levels. The applicant's consultants have been liaising with the Environment Agency and have produced 'Flood Risk Assessment' letter. Following assessment, the Environment Agency has confirmed that these details are satisfactory and the objection has now been withdrawn, subject to recommended conditions.

Response to Representations

(a) English Heritage and Conservation Advisory Group (CAG)

The comments of English Heritage and CAG are noted. Officers have had regard to the National Planning Policy Framework in reaching their recommendation on this scheme. It is recognised that Paragraph 132 of the NPPF requires great weight to be given to the conservation of heritage assets, which in this case is the Kelham Island Conservation Area as a whole and the Grade 2 listed Fat Cat Public House in particular. Your officers concur with the view that the proposed development would result in less than substantial harm to the designated heritage assets and have weighed the harm against the public benefits of the scheme. The balanced judgement that has been reached is highlighted in the main officer report in this case. The public benefits of redeveloping this derelict site in an innovative way for the purposes of a much needed and varied residential scheme with ancillary public open space and commercial floor space far outweigh the less than substantial harm to the heritage assets in this case and the applicant has responded positively to suggested key changes to the form of the development and the materials used in order to make a positive addition to the Kelham Island community.

(b) AW Tools concerns about their access:

Amended plans have been received which provides for AW Tools to be able to access their existing delivery door on the east elevation of Globe Works.

(c) GB Eye Limited concerns about lighting:

The applicant's consultants have not produced any findings in time for the Planning Committee. The applicant has, however, met with the Company to discuss the proposed relationship and the lighting concerns, which is welcomed.

There are 7 security lights which illuminate the rear yard area. Overall, it is the case that officers do not accept that it is reasonable or good practice for GB Eye to illuminate their yard in such a way that it causes excessive levels of obtrusive light or glare to affect off-site receptors. Appropriate design of lighting should allow sufficient illumination of the yard for safety or security purposes without causing significant disamenity to neighbours. Given the empty nature of the application site at present, this relationship has not been tested for some time. The inner city, mixed use, location allows for relatively high levels of ambient light without it being considered intrusive or uncharacteristic for the area, or being designated a nuisance. It is noted that the existing lights are screwed into the building's elevations and their angling is adjustable. Therefore, if problems arise in the future, it is considered that it would be technically achievable to resolve any issues without prejudicing the interests of GB Eye to any great degree.

Therefore, it is considered that this is a suitable response to the concerns raised.

Amended Conditions

The following approved plans should be added to Condition No.2:

1. Drawing Number 001 – Existing Location Plan

2. Drawing Number 002 – Existing Site Plan
3. Drawing Number 010 (Revision G) – Proposed Site Plan –
4. Drawing Number 011 (Revision B) – Proposed Site Plan – Areas
5. Drawing Number 013 (Revision A) – Proposed Ground Floor Plan FFL
6. Drawing Number 023 (Revision B) – Block B Proposed GA Floor Plans
7. Drawing Number 024 (Revision B) – Block B Proposed GA Floor Plans
8. Drawing Number 025 (Revision B) – Block B Proposed GA Floor Plans
9. Drawing Number 028 (Revision A) – Block C GA Plans
10. Drawing Number 030 (Revision B) – Block D Proposed GA Floor Plans
11. Drawing Number 031 (Revision B) – Block D Proposed GA Floor Plans
12. Drawing Number 032 (Revision B) – Block D Proposed GA Floor Plans
13. Drawing Number 035 (Revision B) – Block E Mews Houses Proposed GA Plans
Ground Floor
14. Drawing Number 036 (Revision B) – Block E Mews Houses Proposed GA Plans
First Floor
15. Drawing Number 037 (Revision B) – Block E Mews Houses Proposed GA Plans
Second Floor
16. Drawing Number 038 (Revision B) – Block E Mews Houses Proposed GA Plans
Third Floor
17. Drawing Number 039 (Revision B) – Block E Mews Houses Proposed Roof Plan
18. Drawing Number 040 (Revision A) – Block F Garden Houses Proposed GA
Plans – Ground - First Floor
19. Drawing Number 040 (Revision B) – Block F Garden Houses Proposed GA
Plans – Ground - First Floor
20. Drawing Number 041 (Revision A) – Block F Garden Houses Proposed GA
Plans – Second – Roof
21. Drawing Number 041 (Revision B) – Block F Gardens Houses Proposed GA
Plans – Second – Roof
22. Drawing Number 050 (Revision F) – Proposed Elevations 1 – 3
23. Drawing Number 051 (Revision D) – Proposed Elevations 4 – 6
24. Drawing Number 052 (Revision D) – Proposed Elevations 7 – 9
25. Drawing Number 053 (Revision E) – Proposed Elevations 10 – 12
26. Drawing Number 054 (Revision C) – Proposed Elevations 13 – 14
27. Drawing Number 055 (Revision C) – Rendered Elevations

Condition 4 is replaced by:

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 relevant phase of the development commences:

Windows and window reveals
 Doors and garage doors
 Eaves and verges
 External wall construction, including junctions with the ground
 Brickwork and cladding detailing
 Junction between cladding materials
 Balconies and balustrades
 Roofs
 Rainwater goods
 Photovoltaic panels
 Soffits to colonnade and cover walkway (Block C and D)

Design of walkway to Block D – leading from Russell Street to public space
Parapets
Canopies
Shutters (including means of fixing and openings)
Plinth, walkways and ramps
Boundary walls and gates
Barriers

Thereafter, the works shall be carried out in accordance with the approved details.
Reason: In order to ensure an appropriate quality of development.

Condition 20 is replaced by:

The residential accommodation hereby permitted shall not be occupied unless a scheme of sound attenuation works has been installed and thereafter retained.
Such scheme of works shall:

a) Be based on the findings of a revised noise survey of the application site, which shall include consideration of the revised layout of the proposed development and any potential for intensification of night time operations and uses from surrounding commercial uses.

b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (15 min) 30 dB; LAmax 45dB - (23:00 to 07:00),

Living Rooms: LAeq (15 min) 40 dB - (07:00 to 23:00),

External Amenity Areas: LAeq (16 hour) 55 dB - (07:00 to 23:00).

c) Include a system of alternative acoustically treated ventilation and acoustic barriers, in accordance with the principals outlined in an approved noise survey.

Before the scheme of sound attenuation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupiers of the building.

Additional Conditions

Condition:

The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Addendum compiled by ID Civils, and dated 05 February 2015, and the following mitigation measures detailed within the FRA addendum:

1. Finished Floor Levels for residential properties are to be set no lower than 50.09 metres above Ordnance Datum (mAOD).
2. Finished Floor Levels for commercial properties are to be set no lower than 49.50 metres above Ordnance Datum (mAOD). Where finished floor levels are

lower than 49.79 mAOD, flood resilient design should be incorporated up to a minimum of 49.79 mAOD.

3. All properties should sign up to the EA's Flood Warning Service.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants as well as ensuring safe access and egress from and to the site.

Condition:

No development, including any 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 reporting the archaeological fieldwork carried out on the site (in relation to consent 04/04634/FUL) and this has been approved in writing by the Local Planning Authority. This WSI shall include:

- The provision to be made for post-excavation assessment and analysis.
- The provision to be made for reporting 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 archaeological works.

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

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

Condition:

Notwithstanding the details on the approved plans, before the development is commenced full details of any proposed alterations to Alma Street (both footway and highway) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

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

Condition:

Prior to the first occupation of the development, a Management Strategy addressing the following issues shall have been submitted to and approved in writing by the Local Planning Authority:

- Details about the intended management and allocation of car parking spaces within the secure car parking area;
- Details of the proposed servicing arrangements for the commercial elements of the scheme (including the proposed hours of servicing the commercial buildings); and
- Details about the intended management of the access road positioned between the new properties and the existing business premises at AW Tools and the Alms Houses on Alma Street. This shall include details about how conflict between commercial and residential users will be avoided and the intended security proposals for the area.

The approved arrangements shall thereafter be adhered to.

Reason: To protect the amenities of residents and existing businesses that surround the application site.

Additional Heads of Terms to S106 Document:

In addition to those listed in the Committee Report, the following term is proposed:

The Owner shall ensure that future occupiers of residential accommodation on the site are made aware that should they choose to open windows to the accommodation, they could be subject to noise from traffic and businesses in the area surrounding the site, and that the scheme has been designed to minimise noise nuisance provided that the windows are kept closed.

3. **Application Number** **14/02514/FUL**
- Address** **A Pinder Ltd., 24 Hodgson Street, Sheffield, S3 7WQ**

Amended Condition

Condition 2 needs amending because a number of amended plans have been received. These are:

- 026054_A(02)01B (replacing revision 026054_A(02)01A)
- 026054_A(04)01C (replacing revision 026054_A(04)04B)

Cycle Parking Issues

The number of cycle stands in the undercroft car park area has been increased from 10 stands to 22 stands, which will provide cycle parking for up to 44 bikes. This provision has been achieved by omitting two car spaces from the plans. As a result, the number of car spaces dedicated to the residents of the development has reduced to 19 in total. This is considered to be an acceptable balance on a city centre site.

S106 Wording

The draft S106 has not yet been received at the time of writing this report but will be resolved after the meeting should Members be minded to approve the application.

4. Application Number 14/02958/OUT

Address Meade House, 96-100, Middlewood Road, Sheffield

Change from Outline to Full Application.

This application was registered as an outline application although detailed consent for the reserved matters of Access, Appearance and Layout was also sought as part of this application.

A re-assessment of the status of the application supported by a legal opinion has resulted in it being altered from outline to full. This is because for a planning application which is largely a change of use, which is the case in this instance, planning guidance states that this cannot be in outline form and must be a detailed proposal.

The change from outline to full in this instance is straightforward because sufficient information has been submitted to allow the change to take place. The only outstanding issue is landscaping, but in accordance with established practise, this can be controlled by conditions.

The additional fee required because of the change has been paid and the reference number of the application is amended to 14/02958/FUL.

Change to Conditions.

Due to the change in status of the application, some amendments to the conditions on the agenda report are necessary.

Conditions 1, 2 and 3 are removed and replaced with the following condition:

‘The development shall be begun not later than the expiration of three years from the date of this decision.’

The following four landscaping conditions are added:

‘A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced or an alternative timeframe to be agreed in writing by

the Local Planning Authority.'

'The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by 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.'

'The soft landscaping areas shall be managed and maintained for a period of 5 years from the date of implementation and any plant failures within that period shall be replaced in accordance with the approved details.'

'The Local Planning Authority shall be notified in writing when the landscape works are completed.'

Additional Representation.

One additional letter of objection from a neighbour has been received which says that there is no provision for parking which means that parking on Hawksley Avenue will be worse than it is now. It is unfair for those existing people who have to pay for a permit.

This matter has already been addressed in the agenda report and the scheme will be car free. In addition, it is extremely unlikely that Hawksley Avenue would be used for parking because of the considerable walk to the application site.

Recommendation.

The recommendation remains unaltered subject to the changes to conditions.

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