

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **15/00303/FUL**
- Address** **134 Abbeydale Road Sheffield S7 1FF**

Amended Description

The description should be amended (new wording in **bold**) to read:-

Change of use of **part of ground floor of** dwellinghouse to retail unit (Class A1), demolition of bay window and erection of shop front (As per Amended Drawings and Site Location Plan - received on 7th April 2015) (AMENDED DESCRIPTION)

Representations

A representation has been submitted by the Applicant, the comments can be summarised as follows:

- Planning application for change of use to retail/office unit will add value to area.
- Proposed design will not affect the view to neighbouring properties, it will only come out as far as existing windows at other nearby shops.
- Matching brickwork will blend into existing building.
- Other properties converted to retail with flush windows and door result in a poor appearance. Proposed design will improve appearance of terrace.
- There is high demand in this area for retail/office premises (Applicant owns other converted properties in area).
- Proposed design is similar to several shops in same terrace.

Response to Comments:

- The issues relating to design and appearance have been covered in the main committee report.
- The committee report does not raise an issue with the principle of the proposed use, however, the design of the front elevation adaptations gives rise to concerns.
- the application makes no reference to office use

2. **Application Number** **15/00950/FUL**
- Address** **United Reformed Church, 83, Carlton Road.**

Amended Conditions.

Condition 04 is deleted and condition 08 is amended to read as follows:

'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 within an alternative timeframe to be agreed by the Local Planning Authority. Such approved landscape works shall be implemented prior to the development being brought into use or within an alternative time frame to be first approved by the Local Planning Authority. Thereafter, the landscaped areas shall be retained.

Condition 11 is amended by replacing the final two words of the condition 'purpose intended' with 'use of the owners and occupiers of those apartments.'

3. Application Number 15/00684/RG3

Address Thorncliffe Recreation Ground, Mortomley Close.

Extra Condition.

The following additional condition should be added:

'No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter, the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Amendment to Condition 05.

The following shall be added to the list of Highway Improvements:

- Improvements to cycle facilities on the Trans Pennine Trail at links ECC/2 and ECC136

4. Application Number 14/00632/FUL

Address Junction of Middlewood Road and Middlewood Drive

Clarification of Car Parking and Trees.

The report makes reference to total on site car parking provision of either four or five spaces and it is confirmed that there would be five spaces, one for each flat. Similarly, the report says that either four or five existing mature trees would be felled to allow the development to take place. It is confirmed that four trees would

be felled.

Extra Condition.

The following extra condition should be added:

‘No development shall commence until an intrusive site investigation report relating to previous shallow coal mining within the site has been submitted to and agreed in writing by the Local Planning Authority. Such report shall include a scheme of treatment for the former workings and any remedial works that are required shall be carried out prior to the commencement of the use.’

Amended Condition 11.

The words ‘in the event that parking attributed to the development results in highway safety concerns’ are deleted.

5. Enforcement Report – Agenda Item 9

Address: 1 Blackmore Street, Sheffield, S4 7TZ

Amendments to Paragraphs

Paragraph 2.4 should conclude “and that an application was likely to be viewed unfavourably”.

The original report should have made reference to the National Planning Policy Framework (NPPF) in the ‘assessment of breach of control section’ after paragraph 3.5 as follows:

“The National Planning Policy Framework states that great weight should be given to the conservation of designated heritage sites such as this, with any harm, or loss, requiring clear and convincing justification. No such justification has been provided in this case.”

The recommendation remains unchanged.

6. Application Number: 15/00650/FUL

Address Radford Street

Condition 3

Condition 3 covers the same subject as Condition 31. Please remove Condition 3 from the notice.

Condition 5

In relation to Condition 5 (Archaeology) an acceptable Written Scheme of Investigation has now been received and therefore a revised condition is required.

This condition should read:

'No development, including any demolition and groundworks, shall take place other than in accordance with the approved Written Scheme of Investigation (WSI) prepared by ArcHeritage and received via email dated 28 May 2015 (scanned date 02 June 2015), or any subsequent amendments to that programme of archaeological recording required, and agreed in writing by the Local Planning Authority. The development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI, and any subsequent agreed amendments, have been fulfilled, or alternative timescales agreed. If alternative timeframes are agreed they shall be adhered to thereafter.

Condition 13

In relation to Condition 13 (Wheel Washing) an acceptable strategy has now been received and therefore a revised condition is required.

This condition should read:

During any demolition and/or construction works the cleaning of the wheels and bodies of vehicles leaving the site shall be carried out in accordance with the Construction Management Plan received via email dated 05 June 2015 (scanned date 08 June 2015).

Condition 14

In relation to Condition 14 (Measures to Control Dust) an acceptable strategy has now been received and therefore a revised condition is required.

This condition should read:

During any demolition and/or construction works measures to monitor and control the emission of dust shall be carried out in accordance with the Construction Management Plan received via email dated 05 June 2015 (scanned date 08 June 2015).

Condition 21

Condition 21 covers the same subject as Condition 24. Please remove Condition 21 from the notice.

Condition 23

The applicant has requested this condition be amended so details can be agreed three months after commencement, which is acceptable. The new condition should now read:

'Within three months of development commencing full details of how the development will provide a minimum of 10% of its predicted energy needs from decentralised and/or renewable or low carbon energy sources shall have been submitted to and approved in writing by the Local Planning Authority.

The agreed details shall have been implemented in full working order before the development is occupied, unless an alternative timeframe is agreed in writing by the Local Planning Authority, if it is the latter then the revised timeframe shall be adhered to.

Thereafter the agreed equipment, connection and/or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.'

7. Application Numbers: 15/00979/LBC & 15/00978/FUL

Address: Provincial House, Solly Street S1 4BB

Clarification

Members should note that a separate report is appended to each of the above application numbers in the agenda papers but the content is the same. Please note that the proposed legal agreement is only relevant to the application for full planning permission and not to the application for listed building consent. The recommendations in each case are as follows:

15/00979/LBC – Grant Conditionally

15/00978/FUL – Grant Conditionally subject to the completion of a legal agreement

8. Application Numbers: 13/01674/OUT

Address: Oxclose, Sheffield

Condition 18 (Noise)

An additional element has been added to Condition 18 in order to ensure noise standards are set for external private garden areas. This condition now reads:

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

a) Be capable of achieving the following noise levels:

- Bedrooms: LAeq 15 minutes - 30 dB (2300 to 0700 hours).
- Living Rooms: LAeq 15 minutes - 40 dB (0700 to 2300 hours).
- Bedrooms: LMax 45dB (2300 to 0700 hours).
- Private Gardens: LAeq (16 hour) – 55dB (0700 to 2300 hours).

b) Where the above noise criteria cannot be achieved with windows partially open include a system of alternative acoustically treated ventilation to habitable rooms.

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. Once installed the approved mitigation works shall remain in place and in full working order thereafter.

Reason: In order to protect the interests of the adjoining business and the living conditions of future residents.