

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number 16/00647/FUL

Address Fretson Road and Queen Mary Road

The applicant is unable to enter into a section 106 agreement at this time in the usual way because it does not own the site. The owner is the Council. The applicant has a conditional contract to purchase the site subject to the grant of planning permission. The applicant has entered into an agreement with the Council as Local Planning Authority pursuant to section 111 of the Local Government Act 1972 whereby they covenant to submit a section 106 undertaking as soon as they purchase the site. This agreement also enables the Council to issue the consent prior to having received the section 106 undertaking. As it is not possible to register the section 111 agreement as a local land charge it is recommended that if Members are minded to grant permission then an additional condition is added to the consent to protect the Local Planning Authority's position.

Additional Condition

No development shall commence unless and until all interests in the development site are subject to and bound by the terms of a section 106 agreement or undertaking in the form of the draft section 106 agreement annexed to the agreement related to this planning permission which is entered into pursuant to section 111 of the Local Government Act 1972 between Sheffield City Council and Gleeson developments Limited dated 28th June 2016.

Reason; To secure the off-site drainage works and open space improvements needed to ensure that the surface water run-off does not worsen flooding and to mitigate the loss of the Multi Games Area.

2. Application Number: 16/00771/FUL

Address: Former Norton Centre, Sheffield College

Amended Description:

The description should be changed slightly to include the words 'up to' as outlined in the description below;

*Demolition of all above ground buildings and structures, erection of a retail (Class A1 - food and non-food) units to include ancillary cafe/coffee shop facilities, **up to 3** associated food and beverage units (Class A1, A3, A5) and provision of car parking accommodation, an ATM, a new signal controlled junction to Bochum Parkway, servicing, landscaping, pedestrian access and associated on and off-site works*

Additional Representations:

Objection

One representation from a local resident has been received opposing the development because:-

- It would be better used to build an A&E Hospital on the site as it is 11 miles to the nearest alternative;
- A hospital would create more jobs;
- Local businesses in Woodseats would lose custom;
- No need for more shops;

(Officer Response – the issue of impact on existing shops is covered within the main agenda report, however on the matter of building an A&E Hospital, Members are reminded that they are duty bound to consider only the proposal before them, and not an alternative proposal that in this case does not exist).

Support

The applicant's agent (Quod) has written following production of the Committee report, seeking variation to the drafted conditions, clarifying floor space figures, and making a representation on the report content.

Quod state that:-

- The total quantum of floor space being proposed is 13,643 sqm. The 13,394 sqm figure relates to the total retail (Class A1) floor space assessed for retail impact purposes, excluding two of what are currently intended to be food and beverage units
- The report underplays the applicant's engagement with the owners/developers of the Sheffield Retail Quarter and The Moor, neither of whom have raised objections, reinforcing the view that the proposal is complementary to proposed and committed development elsewhere in the city;
- The report underplays the level of support for the scheme, including support at the pre-application stage;
- They have a list of operators committed to the development, and all operators confirm that the potential sequentially preferable locations overlap with their existing and proposed representation across the city whereas the proposed site does not;
- The proposals represent additional investment in the city by a number of retailers;
- The report underplays the extent of improvements to the highways network which include extensive works to the Meadowhead roundabout, and most fundamentally the introduction of an all movements signalised junction to serve the development on Bochum Parkway;
- The scheme contains a series of green walls across the main retail terrace;
- Over 235 FTE plus construction related roles;

Report Clarification

CIL

The reference in the original report to the development not being CIL liable because each unit is less than 3000 square metres in size was incorrect. For clarification, retail developments with a combined floor space of more than 3000 square metres, are CIL liable, however in this instance, the proposed development is not CIL liable as it involves the construction of less floor space than the existing buildings on the site that are to be demolished

Amended Conditions

A number of conditions require minor amendment to the wording (amendments highlighted in **bold**):-

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

115856-DG-0002 Rev B
115856-DG-0002TR1 Rev A
115856-DG-0002TR2 Rev A
115856-DG-0003 Rev B
115856-DG-0003TR1 Rev B
115856-DG-0003TR2 Rev B
115856-DG-0006 Rev A
115856-DG-0008 Rev A
15-061-PL_01_00_100H - Proposed Building Plan - Block 01
15-061-PL_01_00_101E - Proposed Roof Plan - Block 01
15-061-PL_01_00_200J - Proposed Elevations - Block 01
15-061-PL-00-00-100D - Site Location Plan-A1
15-061-PL-00-00-101D - Existing Site Plan-A1-A1
15-061-PL-00-00-102E - Demolition Plan-A1
15-061-PL-00-00-103AE - Proposed Site Plan-A1
15-061-PL-00-00-104N - Proposed Boundary Treatment Plan-A1
15-061-PL-00-00-106D - Proposed Boundary Treatment Sections-A3
15-061-PL-00-00-107E - Proposed Boundary Treatment Sections Sheet 2-A3
15-061-PL-00-00-108D - Proposed Boundary Treatment Sections Sheet 3-A3
15-061-PL-00-00-109D - Proposed Totem Signage-A3
15-061-PL-00-00-110B - Proposed Boundary Treatment Sections Sheet 4-A3
15-061-PL-00-00-111E - Proposed Site Sections-A0
15-061-PL-00-00-112B - Proposed Electric Substation - Dyche Lane-A3
15-061-PL-00-00-113C - Proposed Boundary Treatment Sections Sheet 5-A3
15-061-PL-02-00-100K - Proposed Building Plan Block 02
15-061-PL-02-00-101F - Proposed Roof Plan - Block 02
15-061-PL-02-00-200M - Proposed Elevations - Block 02
15-061-PL-03-00-100H - Proposed Building Plan
15-061-PL-03-00-101E - Proposed Roof Plan
15-061-PL-03-00-200J - Proposed Elevations
15-061-PL-04-00-100K - Proposed Building Plans & Elevations
Drawing Schedule v3
Let RF MJ 02.06.16
RF15-280L01K

RF15-280L02F
RF15-280L03E
RF15-280L04J
RF15-280L05C
RF15-280L06E
RF15-280L07D
SCI Combined

Reason: In order to define the permission.

6. **The retail units hereby approved shall not be brought into use** until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have been carried out **in conjunction with** details and arrangements which have been entered into **through a S278 Agreement.**

Highway Improvements:

Bochum Parkway as shown in principle on dwg 115856-DG-0003 **Rev B**
Meadowhead Roundabout as shown in principle on dwg 115856-DG-0006 **Rev A**
Dyche Lane/Bochum Parkway as shown in principle on dwg 115856-DG-0002 **Rev B**
Dyche Lane/Bochum Parkway Footway improvements as shown in principle on dwg 115856-DG-0008 Rev A

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development, and in the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.

8. No development (**excluding demolition, site clearance and site preparation works**) shall commence until details of the implementation, adoption, maintenance and management of the sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The system shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for its implementation, and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

10. This has been deleted as the rewording of condition 6 to reflect the S278 agreement makes this condition superfluous.

12. The surface water discharge from the site shall be reduced by at least 30% compared to the existing peak flow and detailed proposals for surface water disposal, including calculations to demonstrate the reduction, must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (**excluding demolition, site clearance and site preparation works**), or an alternative timeframe to be approved in writing by the Local Planning Authority. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 litres/hectare should be demonstrated. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to mitigate against the risk of flooding.

14. 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 (**excluding demolition, site clearance and site preparation works**), or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

18. Before the development is commenced (**excluding demolition, site clearance and site preparation works**), or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient cycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be used unless such cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield (and/or Core Strategy) Policies CS55

20. Before the development is **commenced (excluding demolition, site clearance and site preparation works)**, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development.

Reason: 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.

24. There shall be no gates or barriers erected at the means of **public** access to the site.

Reason: To ensure access is available at all times.

Amended Recommendation

Circular 02/2009 states that out of centre retail development of more than 5,000 square metres that is not in accordance with one or more provisions of the development plan should be referred to the Secretary of State.

In this case the development is out of centre, and greater than 5,000 square metres in floor area. It also conflicts with the provisions of policy LR3 of the Unitary Development Plan, as identified within the main agenda report.

The recommendation should therefore change from 'Grant Conditionally' to 'Grant Conditionally subject to no adverse direction from the Secretary of State'.

3. Application Number 16/00325/FUL

Address The Wharncliffe Hotel, 127 Bevercotes Road, Sheffield

Additional Representations

3 additional letters of concern have been received which reiterate the previous comments in respect of works commencing on site in the absence of planning approval being granted and question how the types of tenants will be policed. These issues have been addressed in the main planning report.

The letters also raise further concerns in respect of access to the basement garage for fire appliances and need to provide security fencing along the shared boundary with neighbouring property on Firth Park Crescent.

Fire escape and fire safety issues are a requirement of Building Regulations. This is separate legal requirement of the applicant before the building can be brought into use.

The applicant intends to secure the front of the building with a new wall/fence on Bevercotes Road and provide two sets of security gates across the access track to the rear of the building. The applicant has confirmed that the new gate posts will be right up to the neighbouring boundaries with no opportunity for any unauthorised persons to get into the rear area. This will ensure much greater security for neighbouring residents than the current situation.

4. Application Number

Address

5. Application Number

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6. Application Number

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