

**PLANNING AND  
HIGHWAYS COMMITTEE**

**9<sup>th</sup> August 2022**

## **SUPPLEMENTARY INFORMATION**

### **TREE PRESERVATION ORDERS**

**Tree Preservation Order No.449 (Item 7) – 60 Sandygate Park, Sheffield S10 5TZ**

Image from road.





**Tree Preservation Order No.449 (Item 7) – 60 Sandygate Park, Sheffield S10 5TZ**

Image from garden.





**Tree Preservation Order No,450 (Item 8) – 5 Cawthorne Road, S8 0NB**





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

**1. Application Number: 21/01636/FUL**

**Address: 60 Little London Road, Sheffield, S8 0UH**

### **Additional Representation/s**

After the report's completion, two additional written representations have been received, and are summarised as follows:

#### First Additional Representation

-Resident's secure, cycle spaces are welcomed. However, a single stand for short-stay cycle parking should be provided, between commercial units.  
-This is supported by Council's – Highway Development and Adoptions Information Sheet 4 Bicycle Parking Guidelines.

#### Officer Response

There is no realistic prospect of achieving additional cycle parking provision to the front of the development, however there is scope for shared use of the proposed cycle parking facility by residents, staff and visitors to the commercial units, so it is not considered necessary to require further provision in this case. However, additional scope does exist within the layout of the car park area to provide individual stands should this be desired by operators in the future.

#### Second Additional Representation

-Overlooking; Officer Report acknowledges the 17.5 metre separation to Arnside Terrace, Arnside Road and Coniston Terrace is inadequate according to Council Supplementary Planning Guidance (which is 21 metres). Therefore, proposal fails to maintain privacy to properties on opposite side of river. Proposal will overlook gardens at shorter distances, and oriel windows will not mitigate this.  
-Overshadowing/Overbearing; Sunpath analysis is taken in June. Does not account for inevitable overshadowing impacts in winter months, so proposal is unacceptable.  
-Visual images make clear that scheme is not in keeping with the area and will create canyonisation of Little London Road and river Sheaf channel.  
-Parking; Only 11 spaces for 14 flats. Inadequate as likely to be 1, or possibly 2 cars, per flat. Public transport and cycling cannot be mandated. Upcoming highway alterations will lead to occupants parking on Coniston, Langdale and Rydal Roads rather than at site, exacerbating known parking issues.  
-River Walkway; Adjoining segments are blocked by metal railings / accessible only by keycode. Prevents scope for connectivity.  
-Environmental Sequential Test; Whilst EA withdraw their initial objection, the sequential/exception tests need to be applied by the Local Planning Authority. Openly acknowledged that the Sequential Test has not been taken and could not be passed. In this case seems appropriate that the results of the Exceptions Test should be null and void. Exceptions Test does not outweigh the flood risk, as the

development gives limited sustainability benefit to community when compared to bankside disturbance taking place during construction and the established flora and fauna already removed. Scheme represents overdevelopment of site taken alongside recent planning applications.

#### Officer Response

-The comments regarding overlooking have been previously covered in the main Committee report.

-Regarding the comments on Overshadowing/Overbearing impacts, the sunpath analysis drawing included images for June and September also. The main report covers this point, concluding that excessive overshadowing to a degree sufficient to support a reason for refusal would not occur.

The design is considered appropriate to the context.

-Regarding concerns of inadequate parking, the Highway Officer concluded that the proposed bay numbers would be appropriate for the type and location of accommodation. This assessment was undertaken within the context of the upcoming highway layout changes.

-Regarding concerns of there being limited scope for river walkway connectivity, the purpose of the current walkway is to give scope to connect to adjacent walkways in the future, rather than provide immediate connection/s.

-Where the flood sequential test isn't taken and/or passed, it is legitimate to consider to whether regeneration and sustainability benefits exist that would outweigh the sequential test failure. The Exceptions Test is considered to evidence wider sustainability benefits which outweigh flood risk and the failure of the sequential test.

#### Amended Conditions

##### Condition 3

To be amended to allow demolition of existing structures at site prior to archaeological investigation taking place, as per bold/italics text below:

Condition:

No development (***other than demolition to slab level***), including any ground investigation or other 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.

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. It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

Condition 10

To be amended to allow demolition works before submission of details, as per bold/italics text below:

Condition:

No development shall commence (***other than demolition to slab level***), 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, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection 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 and given that such works could be 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.

Condition 11

To be amended to following email exchanges with Agent regarding submitted drainage proposals, and to allow demolition of existing structures at site before submission of details. The required reduction in discharge levels are achieved by the first condition in the Additional Conditions section below.

Condition:

No development shall commence (except for demolition of the existing building at the site) until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved

by the Local Planning Authority. This shall include the arrangements and details for surface water infrastructure management for the life time of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

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.

Condition 32

On review of the condition and the importance of the green roof to both biodiversity and the surface water drainage strategy it is considered that the condition should require maintenance for the lifetime of the development rather than the 5 years originally stated. The amended condition now reads:

Condition:

The proposed green/biodiverse roof(s) (vegetated roof surface) shall cover a minimum area of 80% of the roof and shall be installed prior to the use of the building commencing. Full details of the green/biodiverse roof construction and specification, together with a maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site. Unless an alternative specification is approved the green/biodiverse roof shall include a substrate growing medium of 80mm minimum depth incorporating 5-20 % organic material. The **proposed green/biodiverse roof** shall be maintained **for the lifetime of the development** from the date of implementation and any failures within that period shall be replaced.

Reason:

In the interests of biodiversity.

Condition 35

The condition refers to Use Class E3 which does not exist. This reference should read Use Class E.

### **Additional Conditions**

First Additional Condition

In addition to the amendment/s to Condition 11, a 'Prescriptive Condition' requiring surface water discharge to be maximised at 9.7l/s will be added. This will ensure the required reduction in surface water discharge is achieved.

Condition:

Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 9.7 litres per second.

Reason:

In order to mitigate against the risk of flooding.

Second Additional Condition

Following the drafting of the main agenda report, and discussions between officers and the applicant's agent the provision of a minimum of 2 electric vehicle charging points has been secured within the car park area, This results in the following additional condition:-

Condition:

Before the residential or commercial units are occupied, a minimum of 2 electric vehicle charging points shall be provided within the car park area.

Reason:

In order to promote and facilitate the use of electric vehicles and a sustainable form of development.

**2. Application Number: 22/01205/FUL**

**Address: University of Sheffield, Innovation District, Sheffield S9 1XU**

At the request of the applicant, this application is not being considered at this meeting as they wish to make design amendments to the scheme prior to a decision being issued.