

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number: 22/02924/RG3**

Address: Bole Hill View, 2 Eastfield Road

Additional Information

Housing Land Supply Update

An update to the 5 Year Housing Land Supply position has now been completed. This shows that at the base date of 1. April 2022 the supply was 3.63 years for the period 2022/23 to 2026/27. This supersedes the previous supply position of 4.0 years.

Revised Conditions

Condition 2

This condition is amended to incorporate updates to the landscape plan to include permeable paving and also updates to elevations / sections following revisions to the plans during the course of the application. The condition now reads:

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

Red Line Site Location Plan, Drawing Number 01 Rev P3 (published 05.08.22)

Proposed Site Plan, Drawing Number 003 Rev P5 (published 30.11.22)

Block 1 Elevations and Sections, Drawing Number 301 Rev P6 (published 30.11.22)

Block 2 Elevations and Sections, Drawing Number 302 Rev P6 (published 30.11.22)

Block 1 Floor Plans Drawing Number 101 Rev P6 (published 30.11.22)

Block 2 Floor Plans, Drawing Number 102 Rev P6 (published 30.11.22)

Block 2 Site Sections, Drawing Number **202 Rev P7 (published 10.01.23)**

Window Jam Detail, Drawing Number 403. Rev P1 (published 30.11.22)

General Landscape Arrangement, **Drawing Number 01, Rev P1 (10.01.23)**

Existing and Demolition Plan, Drawing Number 15001 Rev P2 (published 05.08.22)

Reason: In order to define the permission

Condition 29

This condition is updated to require details of the boundary treatment to be submitted for approval. The condition now reads:

Notwithstanding the details on the approved plans the development shall not be occupied until the boundary treatment to the perimeter and within the site has been provided in accordance with the details which have first been submitted to and agreed in writing by the Local Planning Authority. The dwellings shall not be used unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of visual amenity.

Additional Conditions and Directives:

Affordable Housing

Members are advised that, whilst it is the intention to provide 100% affordable housing (delivered by the Council) it is not possible to secure a S106 Agreement given that the Council is the landowner in this case. In this specific circumstance it is therefore instead considered necessary to add a condition to secure that at least 10% of the total floorspace of the units is delivered as affordable housing (which is the planning policy requirement in this housing market area).

Additional Condition:

No development shall take place until the detail of arrangements for the provision of affordable housing as part of the development have been submitted to and approved in writing by the local planning authority. The details shall include:

- (a) the identification of at least 10% of the [total floorspace of the] dwellings which shall be constructed as affordable units;
- (b) the type and nature of the affordable housing provision to be made as part of the development;
- (c) the occupancy criteria to be adopted for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To secure the provision of affordable housing units and to ensure a satisfactory standard of control over the occupation of the affordable unit as required by policy CS40 of the Core Strategy.

Highways issue

Members are advised that the following Conditions and Directive are added to ensure that appropriate treatment is given at the end of Northfield Close, where the permissive footpath would be realigned.

Additional Condition:

No above ground works shall commence until the highways improvements (which expression shall include traffic control, pedestrian and cycle safety measures) listed below have either:

a) been carried out; or

b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the development is occupied the development shall not be occupied until the highway improvements listed below have been carried out.

Highways Improvements:

Provision of footway and drainage across the end of Northfield Close with alterations to the fence to accommodate the realigned permissive footpath.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway.

Additional Condition:

Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

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

Additional Directive:

You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

Additional Representation:

One additional letter of objection has been received raising objection on the following grounds;

- The development is too high density and out of character.
- Type of accommodation out of character
- The materials are out of character and the design appears dated.
- Additional air pollution, noise generation and parking demand
- Demand on public transport and impact of having additional people waiting at bus stops
- Insufficient car parking
- Loss of view.

These issues have been discussed within the main body of the report

2. Application Number: 22/01910/FUL

Address: 4 Lees Hall Road

Revised Condition 2

A minor error in relation to the form of number 43 Upper Albert Road as depicted on the originally listed drawings has been rectified. A rearward projecting extension was shown to exist on this property which is not present. This has no implications in respect of the recommendation made. Condition 2 is revised as follows:

The development must be carried out in complete accordance with the following approved documents published 20.12.2022:

Site and Site Location Plan - no.4LHR – 01**D**
Ground and First Floor Plans as Proposed - no. 4LHR - 20C
Roof Space & Typical Section as Proposed - no. 4LHR - 21F
Elevations as Proposed 1 - 4LHR - 24F
Elevations as Proposed 2 - 4LHR - 25G
Block Plan and Streetscene as Proposed - 4LHR - 26**E**
Block Plan and Streetscene as Proposed - 4LHR - 27**B**
Site Sections as Proposed - 4LHR – 30

Reason: In order to define the permission.

3. Application Number: 22/02302/OUT

**Address: Land Between Hollin Busk Road Carr Road and Broomfield Lane
Housing Land Supply Update**

An update to the 5 Year Housing Land Supply position has now been completed. This shows that at the base date of 1st April 2022 the supply was 3.63 years for the period 2022/23 to 2026/27. This supersedes the previous supply position of 4.0 years.

Revised Condition 1

There is an error in Condition 1. The means of access is not reserved for subsequent approval, this being a matter that has been considered by Officers as part of the application. Condition 1 should be amended to read as follows:

The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (b) Appearance, (c) Landscaping, (d) Layout and (e) Scale (matters reserved by the permission) shall have been obtained from the Local Planning Authority.

Reason: Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

Removal of Condition 7

Condition 7 is no longer considered to be necessary. The submitted Geo-environmental and Coal Mining Risk Assessment report is considered to be acceptable and so the first of the suite of contaminated land conditions is not needed. It is recommended that this condition be removed from the decision notice.

Revised Condition 8

Conditions 8 should be amended to refer to the approved Ge-environmental and Coal Mining Risk Assessment report. The suggested wording of this condition is as follows:

Any intrusive investigation recommended in the Geo-environmental desk study and CMRA, prepared by RLRE consulting engineers, dated 20 July 2022, Rev P02, P21-428 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 construction works commencing. The Report shall be prepared in accordance with current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

Additional Representation

A representation has been received by Councillor Janet Riddler, the main points are outlined below:

- Planning Committee previously refused permission for Housing at Carr Road/Hollin Busk, they should make the same decision for this application and should not rely on the appeal decision
- The site is not Housing Land and is not in the right place to fulfil a housing need

- Harm to bio-diversity and a harmful impact to the environment with the disturbance of local species
- Consideration should be given to the impact on Fox Glen Woods – a Local Wildlife Site
- No biodiversity net gain calculation has been submitted with the applications. Such calculation is required to comply with the NPPF and should be maintained for 30 years
- Site should be viewed in a similar manor to Green Belt as it fulfils similar purposes.
- If the applications are granted then conditions should secure a biodiversity enhancement management plan, to be maintained for 30 years
- No reference to who would be responsible for maintaining the open space
- Councillors voted to remove Hollin Busk from the Draft Local Plan, it follows therefore that this application should be rejected.

Officer Response

The majority of points raised are addressed in the officer report.

In relation to the Local Plan, the draft local plan is now out for consultation.

The National Planning Policy Framework (paragraph 48) provides that relevant policies in an emerging plan can be given weight according to:

The stage of preparation of the emerging plan (the more advanced its preparation, the greater weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater weight that may be given); and
The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater weight that may be given).

Given that the emerging plan is only just out for consultation, it can only be given extremely limited weight.

In respect of this application, officers are of the view that there are no overall significant differences to draw to your attention, and therefore officers believe the emerging plan has a neutral impact on the outcome of this application.

4. Application Number: 22/02303/OUT

Address: Land Between Hollin Busk Road Carr Road and Broomfield Lane

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Reason: Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

Removal of Condition 7

Condition 7 is no longer considered to be necessary. The submitted Geo-environmental and Coal Mining Risk Assessment report is considered to be acceptable and so the first of the suite of contaminated land conditions is not needed. It is recommended that this condition be removed from the decision notice.

Revised Condition 8

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Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

Additional Representation

A representation has been received by Councillor Janet Riddler, the main points are outlined below:

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