

SHEFFIELD CITY COUNCIL

PLANNING APPLICATION

13/03814/FUL

PROPOSAL: Demolition of fire damaged buildings, levelling of ground and associated filling over extent of former buildings, viewing area and amenity building

ADDRESS:
Sheffield Ski Village, Vale Road, Sheffield S3 9SJ

INTRODUCTION

Members will recall that this application was deferred at the previous committee so that a site visit could be undertaken and further information provided in respect of the works undertaken.

It is understood that members raised the following questions at the previous committee and the applicant has provided the following answers:

1. What material will be placed in the area?

“There are various concrete plinths etc which need to be moved as part of the general site clearance, as indeed there is some general levelling with an aim to give a reasonable presentable ‘level’ area.

We have an aim to remove the slope matting from the open space area. Underneath the matting is a layer of granular sand and gravel. This drainage layer needs to be removed if the upper hillside is to be returned to a more natural form. This granular material is intended to be dragged down into the depression area.. Above this will be a ‘capping layer’ of imported fill.”

2. Why is it necessary to bring in imported fill if the rubbish from the ski village is to be placed in the hole?

“In order to produce a stable surfacing (the gravel will not bind) imported fill is required. The alternative of cutting fill from the site would destroy the natural vegetation which is becoming established.”

3. How much material is needed to fill the area? &
4. How many truckloads will be brought in?

180-200 trucks. We propose to use 16T trucks as they are smaller than the standard 20T truck, and pass under the railway bridge with ease.

5. What management controls are proposed, i.e. wheel washing, managing access and blockages /conflicts near the bridge area?

“General site clearance is via a 15T tracked excavator + banksman + dumper truck. It will not be an intensive operation. The trucks would discharge on the tarmac car parking area of the Ski Village, i.e. wheel washing would not be required. We have had experience of 16T tipper trucks passing under the low bridge.”

6. What is the length of time that it is expected that the works will take?

“The issue of removal of the slopes/and general regeneration is subject to unresolved issues with Sheffield City Asset management. When this is resolved we will not carry out an intensive work schedule, nor will we leave our 15T excavator on site unattended for a lengthy period.”

Members were also previously advised that the site occupied by the former ski village is located on land of which the City Council is Freeholder, but which is let on a long lease to the applicant for this development proposal.

The terms of the lease states that the demised premises shall be used as an artificial ski slope for Alpine and Winter Sports (the Principal Use) and for Ancillary Uses. Ancillary Uses shall mean the sale and hire of alpine and winter sports equipment the sale of food and drink the holding of promotions and exhibitions a travel shop specialising in alpine and winter sports holidays health suite sauna/solarium and a licensed bar, children’s play facility.

For the avoidance of doubt and for the benefit of all parties, then this report considers only the planning merits of this particular proposal and does not infer a right for the works to be undertaken.

The works proposed are not included for under the terms of the lease and should members determine that planning permission should be granted then further express consent for the works would be required from the City Council in relation to the lease.