

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** 14/02232/FUL

Address Moor View Farm, Manchester Road

Additional assessment

The financial contribution towards the provision and enhancement of recreation space in this instance is £4,315.70.

Add directive

The applicant is advised to contact the Health and Safety Executive regarding the requirements of the Health And Safety At Work Etc Act 1974 and the Control of Asbestos Regulations 2012.

2. **Application Number** 14/02155/FUL

Address Moor View Farm, Manchester Road

Additional representations

Following the submission of the amended plans, 5 additional representations of objection have been received relating to the following matters:

- the proposed change puts more pressure on Manchester Road at one single point of access, this is out of line for existing driveways onto Manchester Road which are usually shared for two houses, these plans would result in 16 cars exiting the site from one driveway just at the point where the speed limit moves to 40 mph, add to congestion as at peak times cars queue pass this site;
- 8 houses means at least 16 cars, children and elderly often walk this route which is dangerous, if less houses the issue would be reduced;
- where is sign being re-located to;
- covered highway verges with tarmacadam creating wide road access;
- police reports expressing traffic safety concerns from previous residential dwelling applications do not appear to have been considered;
- Yorkshire Water has registered a major objection but their concerns appear to have been glossed over;
- what grass facilities for play for the proposed new residents when maximum dwelling building is being suggested for such a small plot of land;
- no clear public notice, limited time to respond;

- previous objections still stand;

-excessive number of dwellings, traffic and road crossing issues affecting journeys to local schools and child safety, excessive speed limit of 40mph in place, drainage and flooding/water run off;
-the amendments do not answer previous comments with regard to the stability of the land, land drainage and possible mine workings, security, privacy and light.

Additional assessment

The matters of highway safety, land drainage, stability of the land, possible mine workings, recreation space, privacy and light are assessed in the officer's report.

A condition (condition no. 11) requiring details of boundary treatment to ensure appropriate security and landscaping is recommended.

The financial contribution towards the provision and enhancement of recreation space in this instance is £10,094.

3. Application Number 14/02810/FUL

Address Fleur De Lys Public House, Totley Hall Lane

Additional Representations

Three additional representations have been received in connection with the application and state that the changes made have improved the scheme. However, whilst the comments are generally supportive of the scheme, the letters still raise concerns with the proposal. The comments do not differ from the summary of representations outlined in the Committee recommendation.

Amended Drawings

Amended plans showing very minor alterations to the outbuilding/cottage conversion have also been submitted and these are: the proportions of the first floor front elevation windows, the positioning of the roof lights and the mullion to the front elevation full height window has been removed. The height of the cottages is now also approximately 300mm lower, to remain as that of the existing.

The details are an improvement to the scheme, but the window styles have not been agreed. This minor detail can be easily resolved and it is therefore considered that the following condition should be attached to any approval.

Additional Condition

Extra Condition:

Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows

Thereafter, the works shall be carried out in accordance with the approved details.

Reason:

In order to ensure an appropriate quality of development.

Amended Condition

Condition 2 listing approved drawing numbers should now also be amended to read, with amendments highlighted in **bold**:

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

The amended drawings received 10 November 2014, **and 8th December 2014** and numbered:

2171/02:**E** - Site Plan

2171/04:A - Apartments Floor Plans

2171/05:A - Apartments Elevations

2171/06:A - Apartments Elevations

2171/08:**C** - Cottages Proposed Scheme

2171/09:A - House Type A

2171/10:A - House Type B

2171/11:A - House Type C,

4 **Application Number** 14/00701/FUL

Address Land rear of 45-47 Rodney Hill

Representation

One email has been received from a direct neighbour, adding to their earlier objection. They have significant concerns about the impact of this development on their property in terms of overlooking and altering the character of Occupation Lane where access will be taken from. There is also a concern that the plot of land is not a feasible plot with concerns over drainage and excavation works that will be required.

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