

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 13/01689/FUL

Address: Site of Electricity Substation adjacent 47 Roach Road, S11 8AU

Report Corrections

Following production of the agenda papers it has been noted that there are errors in the report which are highlighted, along with corrections below:

Page 177 - Final sentence should read:- 'The houses would continue the terrace along Roach Road and each would contain three bedrooms'.

Page 189 – Fourth paragraph should read:- 'The bay windows would use standing seam cladding to the roof, natural stone lintels, cills and mullions and corner glazing and even though they are bigger, they would not be out of character with adjoining houses'. NB the final sentence of the original paragraph is deleted.

Page 189 – Ninth paragraph should read:- 'With respect to the external materials, the exterior would be red brick and natural slate to match existing houses with minimal framed windows (colour - light grey).'

2. Application Number: 14/03597/FUL

Address: Site of Denby Street Car Park

Amended Conditions

Condition 5 – delete condition (no longer necessary)

Report Correction

The reference in the section relating to affordable housing to such provision being triggered at 40 residential units is incorrect, and should refer to 15 units being the trigger.

Updated Recommendation

The required legal agreement has been received, with some minor modifications to the Heads of Terms, relating to the timing of payments and is in the process of being sealed.

As such the recommendation is now to Grant Conditionally.

3. Application Number: 14/03252-FUL

Address: Shirle Hill House, 6 Cherry Tree Road

Further Representation

The occupier of No31 Clifford Road and the Nether Edge Neighbourhood Group have made further representations regarding their concerns about the development being overbearing on the conservatory of No31 and gardens of Nos27-31 Clifford Road. They are concerned that the report (and the Supplementary Planning Guidance) are silent on this issue. The additional objections are summarised as:

- no respect or consideration given to the overbearing nature of Houses 3, 4 and 5 on Nos27-31 – No 31 will have a 2 storey 'wall' with a pitched roof 16m from the rear of house and only 12m from conservatory
- will no longer see sky from kitchen window or conservatory and significant loss of light and warmth to north facing windows (photo supplied)
- seems that public views from St. Andrews Road and Cherry Tree Road, which effectively pushes new houses to very edge of boundary is more important than those of neighbouring residences
- invitation for officers to view from No31 and meet residents prior to decision being made
- 4 storey St Andrews Plaza already significantly overshadows No31 – conservatory has solid wall facing those apartments – another wall mere meters away will remove any feeling of being outside
- Report states houses have significantly shorter rear gardens than would normally be allowed and provides justification on grounds of communal amenity space. 'Normal' housing with a minimum 10m garden would have positioned the houses further away and would therefore be less overbearing
- Clifford Road gardens will now be boxed in and without any other areas to enjoy
- Also refers to failure of Council to secure replacement planting for a previous tree removal adjacent the boundary with the Clifford Road dwellings (this refers to correspondence between the Head of Planning and Paul Blomfield MP which advises that there is no scope for enforcement due to the expiry of the statutory time period)

As stated in the report, rear garden lengths of 10m are normally required to satisfy Guideline 4 of the SPG. This is primarily to provide amenity for the new occupiers but also recognizes the need to protect privacy. It is not to prevent a development from being overbearing. Guideline 5 of the SPG considers overdominance in relation to dwellings but not gardens.

In this instance the elevation of House 3 (3.5m from the boundary at the nearest point) is only approx. 250mm above the height of the existing boundary treatment. The building only reaches its full 2 storey height at approximately 7m from the boundary with the roof slope continuing to pitch away from the boundary. This relationship is not considered to be overbearing.

As stated in the report, House 4 will be separated from the main rear elevation of No31 Clifford Road by approximately 16.8m. This is well in excess of the 12m guideline in the SPG. The distance from the nearest point of House 4 to the

conservatory at No31 is approximately 12m. Whilst the 2 storey dwelling will be very visible, it satisfies the SPG in terms of the impact on No31.

- 4 **Application Number** 14/01031/CHU
Address 176-178 Main Street Grenoside

Members are reminded that the report in the agenda should be disregarded and replaced with the report circulated to Members yesterday.

- 5 **Application Number** 14/01042/FUL
Address 176-178 Main Street Grenoside

Representations

Ecclesfield Parish Council have withdrawn their objection on the basis that the refrigeration unit will be relocated on the rear of the shop

- 6 **Application Number** **14/03537/FUL**
Address Land at Thorncliffe Recreation Ground/Mortomley
Close, Sheffield S35 3HZ.

Amendment to Condition 07.

Condition 07 sets out six Highway Improvements and the second Improvement should be amended to read:

Traffic Regulation Orders (waiting/loading restrictions and speed limit) including the provision of road markings and signs.

Additional Highways Condition.

Prior to the commencement of development a Traffic Management Plan shall have been submitted to and agreed in writing by the Local Planning Authority that relates to the use of the car park by parents of the adjacent school for drop off and collection of children during term times. Such agreed Management Plan shall be implemented prior to the commencement of the use and shall remain in place thereafter.

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

Additional Representation.

Sport England has confirmed that they have no objection to this application.

Objection by the Coal Authority and Additional Condition.

At the time of writing the agenda planning report, an objection to the application lodged by the Coal Authority was still in place. However, this objection has now withdrawn subject to the following condition being attached.

No development shall commence until an intrusive site investigation report relating to recorded mine entries within the site has been submitted to and agreed in writing by the Local Planning Authority. Such report shall include a scheme of treatment for the mine entries and shallow coal workings and any remedial works that are required shall be carried out prior to the commencement of the use.

In order to ensure that former mine workings are properly dealt with.

7 Application Number 14/00709/FUL

Address Graves Tennis and Leisure Centre, Bochum Parkway

Amended Condition

Amend the relevant element of condition 12 to read:

‘Highway Improvements:

Bochum Parkway (site ingress and egress)
Bochum Parkway (provision of footway/cycleway **and associated signage** along the site frontage to connect with the existing cycleway at Dyche Lane)’

Additional Condition

Condition

Before the development is commenced, 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.

8 Application Number 14/03411/FUL

Address 6 Hydra Business Park, Nether Lane

Update

With regard to the provision of 10% of the energy requirements be provided by

decentralised, renewable or low carbon energy, the applicants have agreed a condition be imposed requiring the details of measures to try and achieve this be submitted within 8 weeks of the development commencing. (Condition 20) a list of potential elements to achieve this has already been provided.

Representations

A late representation has been received, today, from South Yorkshire Public Transport Executive. They have advised that some initial investigations have been undertaken with regards the provision of bus stops on Nether Lane. They have initially advised that due to the curvature of the road, the visibility splays and the speed limit that placing bus stops in this location will cause a risk of collision and therefore there are concerns with road safety.

It is considered that there should be some further investigation of this matter, including the provision of laybys for a bus stop before the provision of bus stops is formally rejected. An amendment to the condition initially proposed is therefore recommended.

As per the original committee report the provision of these stops is not necessarily considered to be an essential justification for the development, rather, that it was an additional benefit for the development proposal. It is not therefore considered that the development will be unacceptable if it should be eventually deemed that the provision of bus stops is unfeasible. Therefore, Condition 8 should be amended as follows:

“Unless otherwise agreed in writing with the Local Planning Authority, due to the provision being unfeasible, prior to the development becoming occupied, arrangements shall have been entered into securing the installation of two bus stops/shelters and possibility laybys to facilitate the provision of bus stops/shelters in the immediate vicinity of the development on Nether Lane, with raised footway and tactile paving to assist boarding/alighting.

Reason: In the interests of reducing dependence on the private car by facilitating and encouraging the use of alternative modes of transport and in accordance with Council policy and the NPPF.”

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