

Les Sturch,
Head of Planning Division,
Development, Environment and Leisure,
Town Hall,
Sheffield S1 2HH

31st July 2000

Dear Sir,

Planning Application No. 9A/0524P
Proposed: Industrial Unit
At: Land off Arthington Street, S8
For: Investates Developments Ltd

I have now seen the planning proposals for the above site, and I have the following objections to the scheme:

1. Lack of adequate parking spaces in the area; problems with traffic flow and access:

Although a number of parking spaces (11) has been allocated within the curtilage of the plan, it is not known how many staff would be employed in the above proposed industrial unit, and therefore it is possible that the amount of parking provided might be inadequate. If there were to be a larger number of employees than parking spaces, this would cause considerable parking problems in the immediate area.

In addition, there are likely to be difficulties caused by the coming and going of vans to the warehouse during the working day. The traffic flow is estimated at only 3 vehicles per day, but this is probably an unrealistically low estimate. Whatever the number of vehicles, this would be in addition to the traffic flow already operating in the area, requiring access to the four units on Whiting Street.

The likely size of the vans to the proposed industrial unit has not been stated in the application, but there are already problems caused by large vans trying to obtain access to the units on Whiting Street past cars parked in Whiting Street and Arthington Street, and these difficulties would only be made much worse with even more vans coming and going through these streets throughout the day.

The main entrance/exit to and from the proposed industrial unit is virtually opposite the existing entrance/exit to the yard behind the Whiting Street units, which would cause

considerable difficulties in relation to the present vehicle access to the units. Both of the proposed entrance/exit sites to and from the proposed industrial unit onto Whiting Street would remove the use of the whole of one side of this road for parking by workers/visitors to the four units and by the residents at the adjacent flats at The Tanneries, 31, Whiting Street. The cars which at present use this side of the street would be pushed onto Valley Road or other nearby streets.

If it was thought that the introduction of double yellow lines on Whiting Street and Arthington Street would resolve these problems, it should be noted that Valley Road is also extremely heavily used for parking during the working day, and finding adequate parking space is a problem throughout the whole of the immediate area.

There has been a steady rise in car accidents, especially at the junction of Valley Road and Chesterfield Road, where there are no traffic lights. In the last year alone, two of these accidents involved fatalities. The above proposal would increase the amount of traffic in the area, with the undoubted risk of increasing the number of accidents (and possible fatalities) in this area.

2. Loss of green space and the felling of trees:

The area of land which would be built upon has residential housing on two of its sides. There are a number of small children who live in these flats, and whose only play area is the grass in the middle of the area. Since these flats are likely to continue to have families with children living in them, the loss of such an amenity, with the loss of its trees, is very short-sighted. The whole area is already heavily built-up, and further development would add to the noise, pollution and general danger for children (and other residents) living in this area.

Yours sincerely,

MAP/JA

9A/0525P

9th August 2000

Sheffield City Council,
Head of Planning Division,
Development, Environment & Leisure.
Town Hall
Sheffield
S1 2HH

Dear Sirs,

Re: Application No.: 9A/0525P.
Proposed : Erection of Warehouse Unit.
At : Land Off Arthington Street
For : Lembas Ltd.

Thank you for your copy notification about the above planning application. Initially we would refer to our letter to Planning, Transport & Highways dated 1st June 2000 (copy enclosed). The concerns raised in the above communication have received no response and would be particularly affected by this application.

Another issue is that the proposed scheme appears to conflict with the unitary development plan for this area.

Finally, it would be in the interests of the Planning Department to visit the proposed site to realise the impact of this development at a location that is already over developed. We would draw the planners attention to the residential presence surrounding the site i.e. multi occupancy flats (some housing small children). It would bring the complete removal of open space for these families and the additional volume of traffic generated would be a danger to the public.

Thank you for your consideration.

Our: MAP/JA/LJ/045

Yours:

14th June, 2002

Sheffield City Council,
Traffic regulations Department
Howden House
Sheffield
S1 2SH

For the attention of Brian Hey

Dear Sirs,

Re: Highways Obstruction - Arthington Street/Whiting Street, Sheffield

Further to our telephone conversation of 12th June 2002 and your resultant facsimile. The problem of continuous daily highway obstruction has occurred since the completion of a new warehouse unit on Whiting Street, now operated by Lembas Ltd.

At the time of planning for the Lembas Building, the other business operators on Whiting Street were informed by the Planners that traffic created by the new development would not increase significantly.

On a daily basis, 12 Mtr. long 40 tonne lorries are trying to get from Valley Road down Arthington Street and onto Whiting Street to deliver to Lembas Ltd. They can rarely achieve this and usually park in the centre of Arthington Street totally blocking the road to through traffic. On the 12th June 2002 the road was blocked for 3 hours whilst pallets were unloaded by forklift truck along Whiting Street to Lembas Warehouse. (Position A on enclosed plan).

There was never a problem before this warehouse was built, as the other business operators ensure their vehicles and those of their deliveries are suitable to gain off road access to unload.

It is the opinion of other Business Operators on Whiting Street, that traffic control is adopted in the form of a 7.5 tonne weight restriction at the junction of Valley Road and Arthington Street along with double yellow lines on the corners at the junctions of Valley Road/Arthington Street and Arthington Street/Whiting Street as indicated on your plan.

continued....

The weight restriction is most important as the noise and pollution created is not acceptable for the residents living on Whiting Street. Furthermore if the large vehicles do manage to get down to Whiting Street they inevitably cause an obstruction, as there is not suitable off road parking to unload, this would mean other road users could still not gain access at time of Lembas deliveries (position B on enclosed plan).

If you would like further opinions please contact Idea Systems Ltd, Screen Vision Ltd or Gillian Walker at numbers 2, 6 and 8 Whiting Street respectively.

Should you require any further clarification, please do not hesitate to contact us.

Mr Brian Hey,
Sheffield City Council,
Development, Environment and Leisure,
Planning, Transport and Highways,
Howden House,
1, Union Street,
Sheffield S1 2SH



19th June 2002

Dear Mr Hey,

Highways Obstruction - Arthington Street/Whiting Street,
Sheffield:

I am writing in support of the letter sent to you on 14th June 2002, by [REDACTED] of [REDACTED] Whiting Street, Sheffield S8 9QR, regarding the problem of the obstruction of Arthington Street and Whiting Street by lorries attempting to make deliveries to [REDACTED].

This problem was clearly anticipated in letters sent to your department, making objections and comments on the proposed building of the new warehouse unit on Whiting Street, which is now occupied by [REDACTED].

I enclose copies of these letters, for your information, with the relevant sections high-lighted.

I agree with the proposal that the best way to deal with this problem is to limit the size of delivery lorries to Lembas Ltd, since blockages such as the one referred to in [REDACTED] letter are a serious difficulty for all the other units who also require deliveries during the working day. They also constitute a hazard in the event that the emergency services need access to these streets, either to the various units on Whiting Street, or to the residents at The Tannery flats, 31, Whiting Street.

I look forward to hearing your suggestions for a resolution to this problem.

Yours sincerely,

Ours: MAP/JA/LJ/045

Yours:

25th June, 2002

Sheffield City Council,
South Team Enforcement Officer
Planning Transport and Highways
Howden House
Sheffield
S1 2SH

For the attention of Dermot Pakenham/Lee Brooke

Dear Sirs,

Re: Planning Decision 9A/0525P

The above planning decision resulted in the erection of a Warehouse/Retail Food Unit operated by [REDACTED]

The business has been functioning for six months and is causing serious traffic problems in contravention of the planning consent.

The main platform of complaint is the access/egress and loading/unloading of 12 meter 40 tonne vehicles for which the premises does not have the appropriate on site facilities. These vehicles are causing the highway to be obstructed on a daily basis for periods of up to 3 hours 30 minutes at any one time. Furthermore, the amenities of the locality are not appropriate for vehicles of this nature.

We enclose a series of documentation offering supporting information upon this issue.

We have taken in the views of the residents and business operators in the locality and can confirm overwhelming support for a vehicle weight restriction and some form of traffic control around the various road junctions.

For your information one of the business operators on Whiting Street called [REDACTED] has been instructed by the Local Authority to engage a Waste Disposal Collector with a smaller vehicle as a result of congestion.

continued

Should you require any further clarification, please do not hesitate to contact us.

Yours faithfully.

Encl: Letter PHS Ltd - Traffic Regs. Dept. 17/06/02
Letter PHS Ltd - Traffic Regs. Dept. 14/06/02
Letter Gillian M.H. Walker - Traffic Regs. Dept. 17/06/02
Letter Gillian M.H. Walker - Head of Planning 13/07/00
Letter Gillian M.H. Walker - Director of Planning 14/12/98
Letter PHS Ltd. - Head of Planning 09/08/00

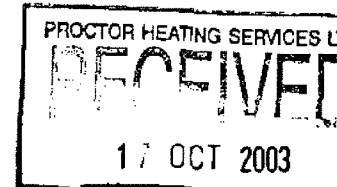
**DEVELOPMENT, ENVIRONMENT AND LEISURE
Development Services**

Head of Service: D. Curtis, BA, Dip.TP, MRTPI, FIHT
Howden House • 1 Union Street • Sheffield • S1 2SH
billy.khan@sheffield.gov.uk Fax No. (0114) 273 5002

Officer: Billy Khan
Ref: 02/04213/FUL

Tel: (0114) 273 4239
Date: 15 October 2003

Sheffield
City Council



Dear Sir or Madam,

Notice of a Full Planning Application Decision

Proposal: Erection of steel palisade fencing
Location: The Old Tannery, Unit 5 Whiting Street Sheffield
Applicant: Investments Developments Ltd

Thank you for your letter making comments about the above proposal.

After considering the proposal, together with comments the Council has decided to refuse planning permission for the proposal for the following reason(s):-

1. The Local Planning Authority consider that the design, colour and siting of the palisade fence is out of keeping with the character of the area. It constitutes a prominent and obtrusive feature in the street scene which would be detrimental to the visual amenities of the locality. On this basis, the proposal is contrary to Policy IB9 of the Sheffield Unitary Development Plan.
2. The proposed development has resulted in a reduction in on-site car parking accommodation which the Local Planning Authority consider to have been displaced onto the adjacent public highways, it is therefore considered that this development is detrimental to traffic safety and the amenities of the locality. The proposal is contrary to Policy IB9 of the Sheffield Unitary Development.
3. This proposal encourages the use of the enclosed area (created by the fence) to be used for open-storage purposes which is in a prominent position detrimental to visual amenities. In these respects the proposal is contrary to Policy IB6 of the Sheffield Unitary Development Plan.

Thank you for your interest in this matter.

Yours faithfully



INVESTOR IN PEOPLE

Billy Kha

Planning Officer
Development Control Section

Mr. D. Curtis B.A. Dip.,
Development Services Traffic Regulations Group
Sheffield City Council
Howden House
1 Union Street
Sheffield S1 2 SH

11 May 2004

Dear Sir,

We refer to your proposals regarding waiting restrictions on Arthington Street, Valley Road and Whiting Street: TR/39/10067/AS.

We wish to register **OBJECTION** to the proposed restriction in front of our premises.

i. **We question the validity of the reason given for the Order, since there is no problem with access to any of the units.** This company regularly uses 7.5 tonner vehicles for shopfitting deliveries, and we have no problem with access for this size of truck even when the road is full of cars.

There is no problem with access for the ONYX lorries which regularly collect from all the units, or any of the very large glass wagons which deliver to us daily even when the road is full of cars.

The only problem we have seen, is since [REDACTED] acquired the large unit opposite our unit [REDACTED] and this is only on a rare occasion when a **particular lorry/trailer**, which is an extremely large vehicle, far larger than any of those mentioned above, delivers produce to [REDACTED]. The lorry is far too big to attempt entry to a cul-de-sac since there is no turning space. This is where a problem arises, since the lorry has to use our entrance to turn round.

Following problems with cracked drains, we now keep our gate partly closed to avoid further damage, much to the chagrin of [REDACTED].

Your proposals exclude any parking at all outside our own premises!!

2. Taking into account the above, it would be unfair to penalise [REDACTED] every working day with no parking in front of our premises, for the sake of a very rare delivery to [REDACTED] – a delivery which takes only a few minutes!

No other units on Whiting Street require access by trucks.

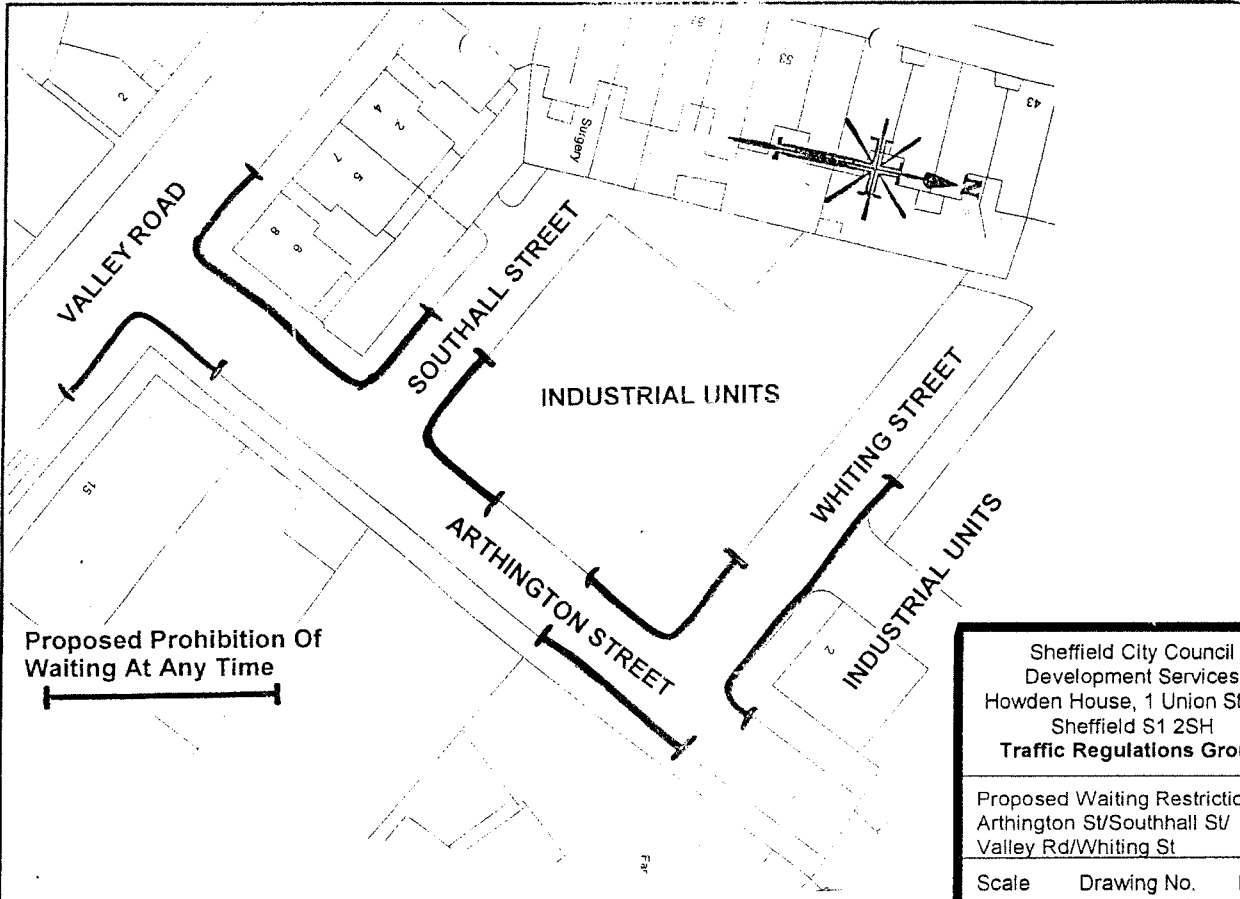
We are a substantial firm, trading here 15 years and providing employment.. Needless to say, we need parking areas for our staff and also need parking space for the many customers who visit us. There are only two parking spaces at the rear of our premises, which is not sufficient for our needs.

The restrictions proposed would cause **hardship** to our company, in that customers would **not** be inclined to visit a firm where they could not park. In addition, the capital value of the premises would drop considerably .

In conclusion, we ask you to consider **NOT putting restrictions in front** of [REDACTED] (our premises) since the proposals for Arthington Street, and the side of Whiting Street at the corner would more than solve any **perceived** problem. Please see highlighted points on attached map.

We would be very happy to meet with you to discuss the matter in more detail, and are only sorry that we were not informed earlier in this process.

Yours sincerely,



Proposed Prohibition Of
Waiting At Any Time

Sheffield City Council
Development Services
Howden House, 1 Union Street
Sheffield S1 2SH
Traffic Regulations Group

Proposed Waiting Restrictions
Arthington St/Southhall St/
Valley Rd/Whiting St

Scale	Drawing No.	Date
1:500	TR/39/1006/AS	SEP 2003

Reproduced by Sheffield City Council from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office under Licence No LA076325 Crown Copyright reserved

THE SHEFFIELD CITY COUNCIL
(VARIOUS ROADS AT SHEFFIELD)
(AREA NO.6) (PROHIBITION AND RESTRICTION OF WAITING)
(CONSOLIDATION) ORDER 1980
(AMENDMENT NO.) ORDER 2004

STATEMENT OF REASONS FOR MAKING THE ORDER

- The proposed waiting restrictions on parts of Hartington Avenue, Pingle Road and Terminus Road are intended to ease the traffic movements to, from and around the Ranulf Court site by confining parked vehicles to one side of the roads in question and removing them from junctions, accesses and pedestrian crossing places.
- The proposed waiting restrictions on parts of Arthington Street, Southall Street, Valley Road and Whiting Street are intended to keep junctions and carriageway clear of parking to improve access within the area.

TR/32/756
TR/39/1006

- (ii) The south west side from its junction with the north western kerb line of Abbeydale Road South for a distance of 50 metres in a north westerly direction.
- Southall Street
 - (i) Both sides from its junction with the north west kerb line of Arthington Street for a distance of 10 metres in a north westerly direction.
- Terminus Road
 - (i) The south east side from its junction with the north east kerb line of Pingle Road to its junction with the south western kerblines of Hartington Avenue
 - (ii) The north west side from its junction with the north eastern kerb line of Pingle Road for a distance of 12 metres in a north easterly direction.
 - (iii) The north west side from a point 32 metres north east of its junction with the north eastern kerb line of Pingle Road for a distance of 8 metres in a north easterly direction.
 - (iv) The north west side from its junction with the south western kerb line of Hartington Avenue for a distance of 24 metres in a south westerly direction.
- Valley Road
 - (iii) The north east side from a point 10 metres south east of its junction with the south eastern kerb line of Arthington Street to a point 10 metres north west of its junction with the north western kerb line of Arthington Street.
- Whiting Street
 - (i) The south west side from its junction with the north western kerb line of Arthington Street for a distance of 10 metres in a north westerly direction.
 - (ii) The north east side from its junction with the north western kerb line of Arthington Street for a distance of 26 metres in a north westerly direction.

2. This Order shall come into operation on the day of and may be cited as The Sheffield City Council (Various Roads at Sheffield)(Area No. 6) (Prohibition and Restriction of Waiting) (Consolidation) Order 1980 (Amendment No.) Order 2004.

GIVEN under the Common Seal of the Sheffield City Council this day of

THE COMMON SEAL of The)
 Sheffield City Council)
 was hereunto affixed in)
 the presence of:-)

Our Ref: MAP/JA

17th May 2004

Sheffield City Council
Development Services (Traffic Regulations Group)
Howden House,
1, Union Street,
Sheffield
S1 2SH

For the attention of Mr. B. Hay

Dear Sirs,

Re: Proposed Waiting Regulations – Arthington St./ Southall St./ Valley Road./Whiting St.

Thank you for your letter dated 13th May 2004 in response to our letter on the subject of the proposed waiting regulations.

We note that your consultation exercise in respect of the restriction lines included [REDACTED] who have been a tenant in this location for less than three years, whereas the four other business operators of over twelve years at this location have not been consulted. On this basis no restrictions should be enforced until full consultation has been undertaken.

We should like our previous correspondence and this letter to be considered as an objection to the proposals pending full consultation with ALL the local business operators.

For your records this letter is being drafted at 11.14am on Monday 17th May 2004 we can confirm that a delivery vehicle WM03 CLF has been standing in front of [REDACTED] on the roadway and the pedestrian pavement and is totally blocking the pavement for over 15 minutes. This is in breach of the planning consents for that building.

Please acknowledge receipt of this letter and indicate your intentions in respect of its contents.

Yours faithfully,

**DEVELOPMENT, ENVIRONMENT AND LEISURE
Development Services**

Director of Service: D. Curtis, BA, Dip.TP, MRTPI, FIHT
Howden House · 1 Union Street · Sheffield · S1 2SH
lee.brook@sheffield.gov.uk Fax: (0114) 273 5002

Officer: Lee Brook
Ref: DC/S/LB

Tel: (0114) 273 4258
Date: 15 May 2006



**[REDACTED], Planning Permissions 9A/0525P & 05/00605/FUL, The Old Tannery,
Unit 5 Whiting Street.**

I refer to our telephone conversation 15 May 2006 about delivery methods and congestion at the above site.

The latest planning permission for the retention of the fence contained a condition requiring the company to submit a management plan restricting the size of vehicles servicing the site. These details were submitted 11 April 2005 and are now under consideration. The initial informal view was that together with traffic regulation order, (yellow lines at strategic points), the following information provided by Lembas would alleviate the problems.

Condition 3 states: 'Within 3 months of the date of this permission details of a management plan, restricting the size of vehicles servicing the site, shall have been submitted to the Local Planning Authority and such management details as are agreed shall be complied with thereafter.'

Information provided by [REDACTED] in response to that condition is as follows:

- Parking restrictions would be applied for, (to the Council), at the corner of Whiting Street and Arthington Street.
- [REDACTED] have introduced a loading / unloading procedure, which is strictly managed. Agreements have been reached with suppliers that, with only one exception, deliveries are made in rigid chassis, high sided vans that can manoeuvre on and off the site. The exception is supplier from the south that makes a number of drops in the same journey. An articulated lorry is used for this, which reverses into the site. The frequency of these drops is once every two to three weeks between 7am and 8am on Saturdays or Wednesdays.

**Large print versions of this letter are available by
telephoning (0114) 273 4791**

- Management and staff have been made aware that loading/unloading will take place within the site unless another vehicle is obstructing the street.

Additional information from [REDACTED] states that each delivery order is requested to arrive by restricted size vehicle in accordance with the management plan and deliveries by articulated lorries will be and have been turned away.

The Council had already looked into the possibility of imposing parking restrictions at the corner of Whiting and Arthington but the proposal was dropped following objections. It would be possible to reintroduce the idea if present planning restrictions do not work. In this event there would be public consultation process. The next thing for me to do is to contact [REDACTED] to make sure then management plan is being adhered to, as part of the planning permission. Your information today, possibly backed by photo evidence, suggests that it is not.

I will contact you again as soon as possible with the outcome.

Yours sincerely



Enforcement Officer
Development Control

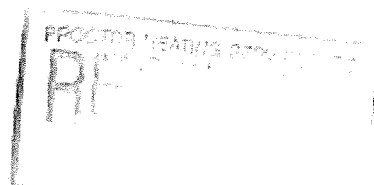
**DEVELOPMENT, ENVIRONMENT AND LEISURE
Development Services**

Head of Service: D. Curtis, BA, Dip.TP, MRTPI, FIHT
Howden House · 1 Union Street · Sheffield · S1 2SH
margaret.smith@sheffield.gov.uk Fax No. (0114) 273 5002

Officer: Margaret Smith
Ref: 05/00605/FUL

Tel: (0114) 273 5032
Date: 26 May 2005

Sheffield
City Council



Dear Sir or Madam,

Notice of a Full Planning Application Decision

Proposal: Retention of existing fence with formal planting scheme to provide a safe parking area,
Location: The Old Tannery, Unit 5, Whiting Street, Sheffield,
Applicant: [REDACTED]

Thank you for your letter making comments about the above proposal.

After considering the proposal, together with comments, the Council has decided to grant planning permission subject to the condition(s) set out below.

Summary of reason(s) for the grant of planning permission

1. The decision to grant planning permission and impose any conditions has been taken having regard to the policies and proposals in the Sheffield Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance.

S5 - Shop Developments outside the Central Shopping Area and District Centres
IB6 - Development in Fringe Industry and Business Areas
IB9 - Conditions on Development in Industry and Business Areas

This informative is intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting the Planning Records section on 2734215 or by visiting Sheffield City Council's website at www.sheffield.gov.uk/your-city-council/council-meetings/planning-boards

Condition(s) and reasons for condition:

Large print versions of this letter are available by telephoning (0114) 273 5804



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-
- 1 Within 3 months of the date of this permission, the fence shall have been painted dark green, as stated on the approved plans.

In the interests of the visual amenities of the locality.

- 2 Before the expiry of the next planting season (i.e. end of March 2006) the cotoneaster and holly hedge shall have been provided as indicated on the approved plans and shall thereafter be retained.

In the interests of the visual amenities of the locality.

- 3 Within 3 months of the date of this permission details of a management plan, restricting the size of vehicles servicing the site, shall have been submitted to the Local Planning Authority and such management details as are agreed shall be complied with thereafter.

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

- 4 The area enclosed by the plans shall be used entirely for staff car parking (and van parking overnight) and no other purpose.

In the interests of the amenities of the locality.

Thank you for your interest in this matter.

Yours faithfully

M. A. Smith.

Development Control Section

**DEVELOPMENT, ENVIRONMENT AND LEISURE
Development Services**

Director of Service: D. Curtis, BA, Dip.TP, MRTPI, FIHT
Howden House · 1 Union Street · Sheffield · S1 2SH
lee.brook@sheffield.gov.uk Fax: (0114) 273 5002

Officer: Lee Brook
Ref: DC/S/LB

Tel: (0114) 273 4258
Date: 15 May 2006

Scanned
Sheffield
City Council



**██████████ Planning Permissions 9A/0525P & 05/00605/FUL, The Old Tannery,
Unit 5 Whiting Street.**

I refer to our telephone conversation 15 May 2006 about delivery methods and congestion at the above site.

The latest planning permission for the retention of the fence contained a condition requiring the company to submit a management plan restricting the size of vehicles servicing the site. These details were submitted 11 April 2005 and are now under consideration. The initial informal view was that together with traffic regulation order, (yellow lines at strategic points), the following information provided by Lembas would alleviate the problems.

Condition 3 states: 'Within 3 months of the date of this permission details of a management plan, restricting the size of vehicles servicing the site, shall have been submitted to the Local Planning Authority and such management details as are agreed shall be complied with thereafter.'

Information provided by ██████████ in response to that condition is as follows:

- Parking restrictions would be applied for, (to the Council), at the corner of Whiting Street and Arthington Street.
- ██████████ have introduced a loading / unloading procedure, which is strictly managed. Agreements have been reached with suppliers that, with only one exception, deliveries are made in rigid chassis, high sided vans that can manoeuvre on and off the site. The exception is supplier from the south that makes a number of drops in the same journey. An articulated lorry is used for this, which reverses into the site. The frequency of these drops is once every two to three weeks between 7am and 8am on Saturdays or Wednesdays.

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telephoning (0114) 273 4791



- Management and staff have been made aware that loading/unloading will take place within the site unless another vehicle is obstructing the street.

Additional information from [redacted] states that each delivery order is requested to arrive by restricted size vehicle in accordance with the management plan and deliveries by articulated lorries will be and have been turned away.

The Council had already looked into the possibility of imposing parking restrictions at the corner of Whiting and Arthington but the proposal was dropped following objections. It would be possible to reintroduce the idea if present planning restrictions do not work. In this event there would be public consultation process. The next thing for me to do is to contact [redacted] to make sure then management plan is being adhered to, as part of the planning permission. Your information today, possibly backed by photo evidence, suggests that it is not.

I will contact you again as soon as possible with the outcome.

Yours sincerely



Enforcement Officer
Development Control