

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 18/04034/OUT

Address: Land Adjacent 127 – 139, Long Line, Sheffield, S11 7TX

Additional Representations

A further 10 letters in support have been received. Comments raised include

- I would like to buy a house soon and think it would be great to live in the area.
- There are no affordable new houses in S17
- The planned mix of residents would make for a good community
- Affordable homes for older residents are hard to find, particularly 2 bedroom that are not part of a large retirement home.

One further letter of support has been submitted by the applicant's agent in his capacity as a Sheffield resident, though no Sheffield address has been provided. He states that the development will provide a minimum of 13 affordable homes in a part of the city that needs it, and will help to reduce social inequality as the Council's delivery of affordable housing does not provide accommodation in the wealthier parts of the city.

Report Clarification

Members are advised that at p232 the report incorrectly states that the most important policies for the consideration of the application are UDP Policy BE6, and Core Strategy Policy CS74. This is a mistake, and the most important policies for the consideration of the application are those listed within the final paragraph of the Summary and Recommendation (page 235), and within the reasons for refusal.

2. Application Number: 20/03193/FUL

Address: 51-57 High Street, Sheffield, S1 2GD

Following discussions with the applicant since the publication of the agenda, amendments to the wording of a small number of conditions has been agreed. The changes are of a minor nature and do not alter the overall requirements of the conditions. The rewording is as follows:

Condition 2

The latest versions of the axonometric drawings have now been submitted to correct a typo, and therefore the following plans should be amended to the latest revisions (rev 22):

L(--)-421 rev 22 (Composition Axonometric Base) published 7.12.20

L(--)-422 rev 22 (Composition Axonometric Top) published 7.12.20

Condition 4

Amendment to part (d) for clarity and to reflect the fact that there is a power supply that needs to be retained. Part (d) to read:

(d) The provision of an appropriate area for the reinstatement of the market on King Street, and the retention of the existing power supply and any other services associated with the operation of the existing market on King Street.

Condition 6

Agreed to add the word “updated” to reflect the fact that a new wind mitigation assessment is not being requested here. An updated version of the initial assessment would be acceptable to demonstrate that any revised wind mitigation measures would remain effective. Condition 6 to read:

No development (except demolition) shall commence unless full and final details of appropriate wind mitigation measures, including the siting, nature, appearance and design of the measures, with a supporting updated wind microclimate assessment to demonstrate the suitability and effectiveness of the measures, have been submitted to and approved in writing by the Local Planning Authority. The timescale for the implementation of the measures shall also be agreed in writing with the Local Planning Authority before the above ground works commence. The measures shall thereafter be installed at the agreed phase of the construction, and the building shall not be used unless all mitigation measures are in place and are fully operational. Thereafter the measures shall be retained and maintained for the sole purpose intended for the lifetime of the development.

Reason: In the interests of highway and pedestrian safety.

Condition 14

The applicant requested that the condition be amended to require the Travel Plan to be submitted and approved prior to occupation (rather than before development commences), with evidence of implementation to come 3 months thereafter. This was deemed to be reasonable. Condition 14 to read:

The building shall not be occupied until a detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;

2. *A package of measures to encourage and facilitate less car dependent living;*
3. *A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule;*
4. *Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority;*
5. *Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.*

Within 3 months of the date of the first occupation of the building, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield and the Core Strategy.

Condition 35

Agreed to amend to clarify that this condition relates to the commercial unit only.
Condition 35 to read:

No amplified sound shall be played within the commercial unit except through an in-house amplified sound system fitted with a sound limiting facility capable of limiting the sound level output of the system to a pre-set level which may then be secured in a tamper resistant manner, the design and settings of which shall have received the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

NB this condition has been included in the 'compliance' section in error and should be amended to be included in the 'other stage of development' section.

Condition 39

Agreed to amend to provide greater flexibility and the possibility of mitigation.
Condition 39 to read:

No tree planting shall be permitted over or within 5 (five) metres either side of the centre line of the water mains or sewers, which cross the site, unless appropriate details for the mitigation of potential tree root infestation of the pipework have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In order to protect the structural integrity of the pipework from tree root infestation.

3. Application Number: 20/02631/FUL

Address: Land Bounded by Hollis Croft and Broad Lane, Sheffield, S1 3BU

Following discussions with the applicant since the publication of the agenda, amendments to the wording of a small number of conditions has been agreed. The changes are of a minor nature and do not alter the overall requirements of the conditions. The rewording is as follows:

Condition 8

Amended to refer specifically to the application site (the ground investigation report refers to sites A and B). Condition 8 to read as follows:

Any intrusive investigations recommended in the approved Phase I Preliminary Risk Assessment Report (Ground Investigation Report, reference 18.05.2019, dated August 2018 by Listers Geotechnical Consultants Ltd.) and to include additional gas monitoring shall be carried out to Site B 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 the construction of any phase (excluding demolition). The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

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.

Condition 12

Amended to exclude reference to phasing, to read as follows:

Notwithstanding the details on the approved plans, no above ground construction works shall commence until full and final details of the building finished floor levels and the adjacent proposed footpath levels have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development is achieved and to ensure that any changes to the proposed building levels identified on the submitted drawings (following any preparatory works etc.) can be addressed and assessed prior to any construction works commencing on site.

Condition 37

To be removed as it duplicates condition 16.

4. Application Number: 20/03052/FUL

Address: 45-47 Westbourne Road, Sheffield, S10 2QT

A further 5 representations have been received in response to the Officers report to Committee (all from previous objectors)

Summary of points raised

- the extension is totally out of keeping with the original houses and others in the locality
- the plans have no regard for neighbours and will result in loss of light, privacy and outlook
- the extension is three storeys and not two
- why invite public comments only to dismiss our concerns
- by amalgamating two properties and extending the resultant huge property is out of character with the locality
- the report fails to take into account the presence of the back lane and it's accessibility to the local community and that consideration of the rear extension should be as well considered as a front extension
- the conclusions drawn with regard to parking provision are inaccurate. The occupants of 45/47 gain extra parking spaces but the other residents lose two spaces.
- the Officer report seems to have found technical reasons to dismiss any genuine concerns about how the proposed alterations will affect those who live on either side.
- the applicants seem not to be interested in how their plans will upset their neighbours-
- how can this recommendation have been made without a trip to site?
- the harm is minimised by the report, and no public benefit is accepted and yet there is still a positive recommendation.
- the report is factually inaccurate and lacks logic
- the report ignores the objectors to the benefit of the applicants
- the scheme will spoil another of the attractive and unique areas of Sheffield.
- very little has changed from the previously withdrawn application.
- there is no need for parking at the front of the property when some is already available to the rear and the provision to the front will compromise on street car parking

Report Correction

Within the Representations section of the report on p243 Brian Holmshaw is incorrectly identified as a Councillor. This is an error. Brian Holmshaw is not a Councillor.

Presentation Information

Members should note that the drawings provided within the digital presentation do not reflect the most up to date drawings. The up to date, amended drawings, reflected in the main agenda report, will be shown to Members by the presenting officer at the Committee.

5. **Application Number: 19/04536/FUL**

Address: Site Of Former 2 The Common, Sheffield S35 9WJ

Amended condition

Minor revisions/clarifications to the wording of condition 16 as follows:

16. 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 any part of the development is brought into use.

Highways Improvements:

- Review/promotion of Traffic Regulation Orders in the vicinity of the development site (waiting/loading restrictions) entailing advertising, making and implementing the Traffic Regulation Order subject to usual procedures (including provision and installation of regulatory traffic signs and road markings) as necessary.
- Construction of a new vehicular access, **including tactile paving**, to serve the development site.
- Reinstatement to footway of **a small section of redundant vehicle crossing on The Common.**
- **Closure and reinstatement to footway of redundant vehicular access on Church Street opposite Whitley Lane.**
- Any other accommodation works to statutory undertaker's equipment, traffic signs, road markings, lighting columns, and general street furniture necessary as a consequence of development.

Reason: In the interests of traffic safety and the amenities of the locality, in the interests of the safety of road users, and pedestrian safety.

Deleted condition

Following discussion with the applicant it has been agreed that condition 10 should be omitted as the floor space of the development falls under the 500m² gross internal floorspace trigger whereby the requirement to obtain 10% of energy needs from decentralised or renewable sources is a policy requirement. As it is not a policy requirement, imposition of the condition would not meet the 6 tests (i.e. it must be necessary, relevant to planning, relevant to the development, enforceable, precise and reasonable in all other respects).

10. No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority, identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first

approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

6. Application Number: 19/019770/OUT

Address: Wiggan Farm 30 Towngate Road Sheffield S35 0AR

One additional letter of representation has been received. The issues raised are already summarised in the officer report.

Additional Condition

The existing stone walls around the perimeter of the site shall be retained. Details of any works to remove sections of the wall to facilitate access to the site and/or repairs of wall shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority. The development shall not be used unless the stone walling has been provided in accordance with the approved details and thereafter retained.

Reason: In the interests of the visual amenities of the locality.

7. Application Number: 20/02081/FUL

Address: Land adjacent 18 Muskoka Drive, Sheffield, S11 7RJ

Additional Condition:

Condition:-

The ridge height of the dwelling hereby approved shall not exceed that of no 18 Muskoka Drive.

Reason:

In the interests of the visual amenities of the locality.

