

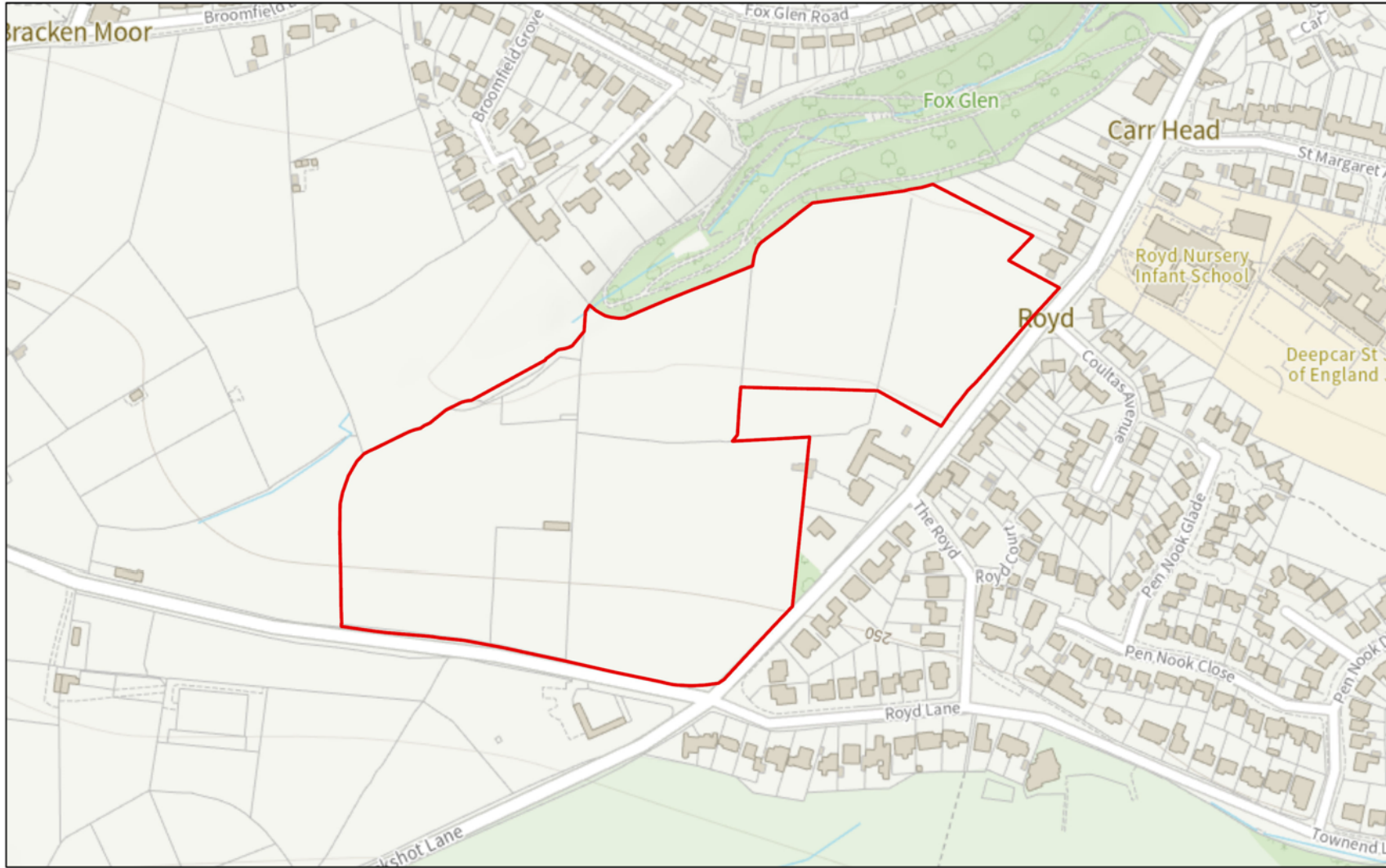


# Planning and Highways Committee

## 14 February 2023

# 22/01978/REM

- Residential development for 69 dwellings including open space and associated landscaping and car parking spaces (Application to approve appearance, landscaping, layout and scale as reserved under planning permission no. 17/04673/OUT)
- Land At Junction With Carr Road, Hollin Busk Lane, Sheffield S36 2NR
- Applicant: Stonebridge Homes Ltd
- Recommendation: Reserved Matters Approved Conditionally



Sheffield  
City Council



Planning Service

## Land at Junction with Carr Road and Hollin Busk Lane S36 2NR

0 10 20 Meters  
[Scale bar]



Planning Service

**Land at Junction with Carr Road and  
Hollin Busk Lane  
S36 2NR**

0 10 20 Meters  
[Scale bar]

First photo: Point of access as viewed from south (Photo taken opposite Glen View, Carr Rd)



Second Photo: Point of Access as viewed from the north on Carr Road (taken roughly at junction with Coultas Ave)



Third photo: View across site from the north looking back towards Glen View



Fourth photo: Roughly at point of access looking south across the site toward rear of 94 Carr Rd and Fox Glen Wood beyond.





Fifth photo: View from top of site at junction of Carr Rd and Hollin Busk Lane



Six photo: Taken from same place but looking south towards rear of Royd Farm complex







| Plant Name | Quantity | Plant Code | Plant Size | Plant Spacing | Plant Location    |
|------------|----------|------------|------------|---------------|-------------------|
| Tree       | 10       | T1         | 10-15m     | 10m           | Public Open Space |
| Shrub      | 20       | S1         | 2-3m       | 2m            | Public Open Space |
| Grass      | 500      | G1         | 10-15m     | 10m           | Public Open Space |
| Flower     | 100      | F1         | 10-15m     | 10m           | Public Open Space |
| Plant      | 50       | P1         | 10-15m     | 10m           | Public Open Space |

**Table for Plant Details**

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**KEY**

- Site boundary
- Existing trees and vegetation with root protection area
- Tree to be removed
- Existing pedestrian footpaths
- Existing driveway walls
- Existing driveway walls to be removed
- Existing pasture
- Proposed Public open space amenity grass
- Meadow grass - Unimproved LHM Basic general purpose meadow or similar and approved
- Meadow edge through meadow grass
- Wetland meadow - Unimproved LHM Meadow mixture for wetlands or similar and approved
- Enhanced grassland - subject to input from project ecologist
- Flour grass
- Bear grass
- Soft planting
- Marginal/Deposited planting
- Strikes for berthing
- Native buffer strip
- Native hedgerow
- Ornamental hedgerow
- Ornamental shrubs - For site landscape
- Ornamental shrubs - Public Open Space
- Ornamental shrubs and specimen shrubs - Plan
- Specimen tree planting (refer to drawing 002)
- Tree planting
- Indicative location of play area. Refer to drawing 002 for play concept information
- Proposed driveway walls
- Proposed internal roads
- Protection link to local area & amenity
- Walking route to Fox Glen
- Seat, such as Foxes Water Seat (Ref) fixed to a concrete base or similar and approved. Concrete wear pad to extend no less than 600mm from bench where located to grassed areas
- Litter bin, such as Foxes Litter Bin with door or similar and approved. Concrete pads to be located where bins are located to grass
- Ballast, with 100mm high, such as Group Level Drained Ballast (Standard) (Ref) (Standard) or similar and approved
- Information board
- Timber fence rail fencing
- Underground attenuation tank
- Library book exchange each on Site PE. Neighbourhood book exchange. Litter receptacle, Street Street sign, Loading (for only) PAFS (L), weatherproof, with post mount & steel roof. Of similar and approved.
- Footpath - Broadfoot (Ref) (Standard) or similar and approved







**Landscape Masterplan**  
Carr Road, Deepcar

Client: Stonebridge Homes  
Drawn by: RG  
Date: 10/04/2022  
Scale: 1:500  
Rev: 1

REV: F  
Approved by: PH

STONEBRIDGE PEGASUS GROUP



- MATERIALS PLAN KEY**
-  CROMWELL'S PITCHED FACE WALLING  
GREY ROOF TILES  
GLAZING BARS TO WINDOWS
  -  'BRIDALE BLEND' BRICK OR SIMILAR  
GREY ROOF TILES  
GLAZING BARS TO WINDOWS
  -  'LULFORD MIXTURE' BRICK OR SIMILAR  
GREY ROOF TILES  
GLAZING BARS TO WINDOWS
  -  NATURAL STONE  
NATURAL SLATE ROOF  
PLAIN CASEMENT WINDOWS
  -  'SUFFOLK BUFF' BRICK OR SIMILAR  
GREY ROOF TILES  
GLAZING BARS TO WINDOWS
  -  FULL ASH-LAR WINDOW  
SURROUNDS TO FRONT AND  
ACTIVE SIDE ELEVATIONS

NOTE: LEVELS ARE SUBJECT TO DETAILED ENGINEERS DRAWINGS AND DESIGN REFINEMENT

- © 27/02/21 Development captured in line with latest planning consent JP 1/20
- © 18/11/21 Development captured in line with latest planning consent JP 1/20
- © 13/08/21 Development P.A. updated to the full urban consent JP 1/20

|   |                       |  |              |
|---|-----------------------|--|--------------|
| <b>Client</b>   |                       | <b>Client</b>                                |              |
|  |                       | JRP<br>PLANNING<br>URBAN DESIGN<br>LANDSCAPE |              |
| <b>CLIENT:</b>  | STONEBRIDGE           | <b>DRAWING NUMBER:</b>                       | 21-5534-05 C |
| <b>PROJECT:</b>   | CARR ROAD, DESPCAR    | <b>SCALE @ A1:</b>                           | 1:250        |
| <b>DRAWING:</b>   | PROPOSED STREETSCENES | <b>DRAWN:</b>                                | JP           |
|   |                       | <b>CHECKED:</b>                              | JP           |
|   |                       | <b>DATE:</b>                                 | APR 23       |
|   |                       | <b>DATE:</b>                                 | APR 23       |

05 / PROPOSED STREETSCENES

For the sake of the economy, this report document is for sale than the drawing. Change based on Client's queries and the existing local planning consent. Design and details subject to change. Stonebridge Services, the Architectural, Planning and Surveying Engineers and Architects. Additional approval from Stonebridge Services will purchase of the Client's/Contractor's. Stonebridge Services. © 2021

Layout - Uses

The following overlays demonstrate how the proposed layout responds to outline parameter plans.



The land uses are in accordance with the parameter plan.

- KEY
- RESIDENTIAL DEVELOPMENT
  - PUBLIC OPEN SPACE (INCLUDING SUDS BASIN)
  - MANAGED GRASSLAND
  - GREEN CORRIDORS (WITHIN PUBLIC DOMAIN)

Layout - Movement



The proposed vehicular route and pedestrian / cycle connections are in accordance with the parameter plan.

KEY

- INDICATIVE VEHICLE ROUTES
- INDICATIVE PEDESTRIAN ROUTES
- VEHICLE ACCESS POINT
- PEDESTRIAN / CYCLE ACCESS POINTS

Layout - Storey Heights



The proposed storey heights are broadly in accordance with the parameter plan.

KEY

- 2 - 2.5 STOREY DWELLINGS
- 2 STOREY DWELLINGS



Layout - Character Areas



The proposed character areas accord with the parameter plan and are outlined in more detail on pages 24-26.

KEY

- AREA 1 - "CENTRAL STREET"**,  
 DISTINCT SPINDLE STREET  
 RUNNING THROUGH THE SITE  
 HAVING DISTINCT CHARACTER  
 AND DENSITY THAT SHOULD  
 REFLECT THE TIGHT SEMI-RURAL  
 CHARACTER SEEN IN THE FARM  
 BUILDINGS WITHIN THE AREA
- AREA 2 - "RURAL EDGE"**, IMPORTANT  
 BUILT EDGE TO THE COUNTRYSIDE,  
 SHOULD CREATE A STRONG  
 POSITIVE EDGE AVOIDING REAR  
 GARDENS, HOUSES WITH  
 SIMPLER ROOFSCAPE AND  
 LIMITED HIGH QUALITY MATERIALS
- AREA 3 - "ROYD FARM ADJACENCY"**,  
 ABUTTING THE LISTED CLUSTER  
 OF EXISTING BUILDINGS THIS AREA  
 SHOULD HAVE A SIMPLE  
 ROOFSCAPE AND A LIMITED  
 HIGH QUALITY PALETTE  
 OF MATERIALS

Seventh photo: View on Carr Road looking south



# 22/01020/FUL

- Alterations and conversion of building from light Industrial (Use Class E) to create 14 dwellings (Use Class C3) (amended plans received 21.11.2022)
- Building Between Cotton Street And 24, Alma Street, Sheffield, S3 8SA
- Applicant: Bennett-Ings Developments Ltd
- Recommendation: Grant Conditionally subject to Legal Agreement



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**Building between Cotton Street and  
24 Alma Street  
S3 8SA**

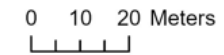
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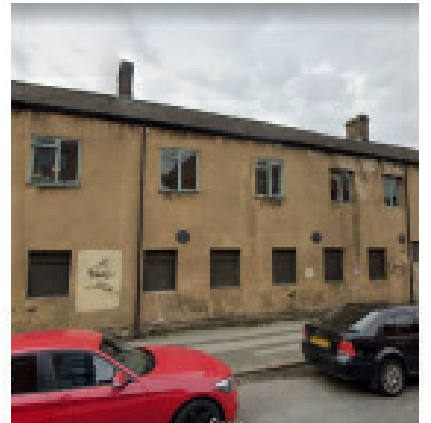
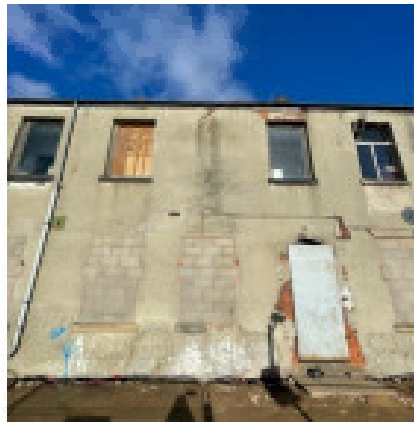
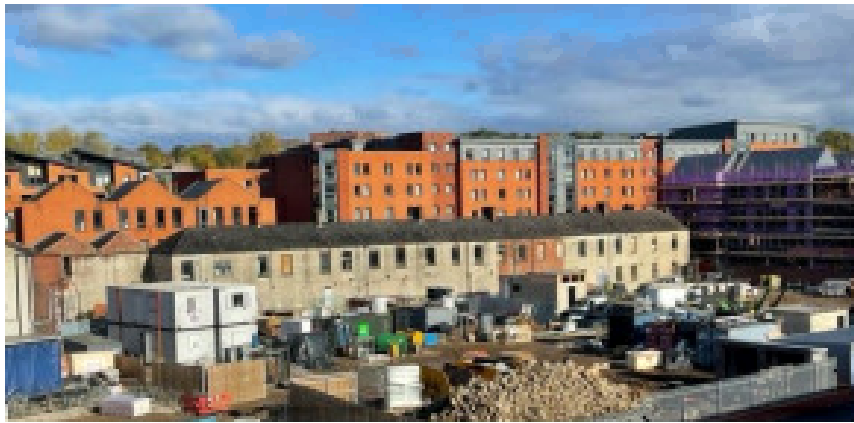


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**Building between Cotton Street and  
24 Alma Street  
S3 8SA**



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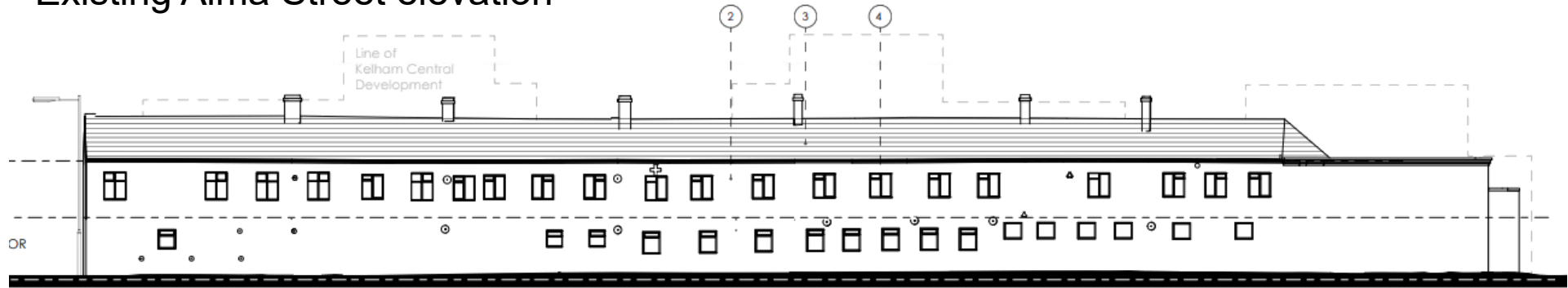






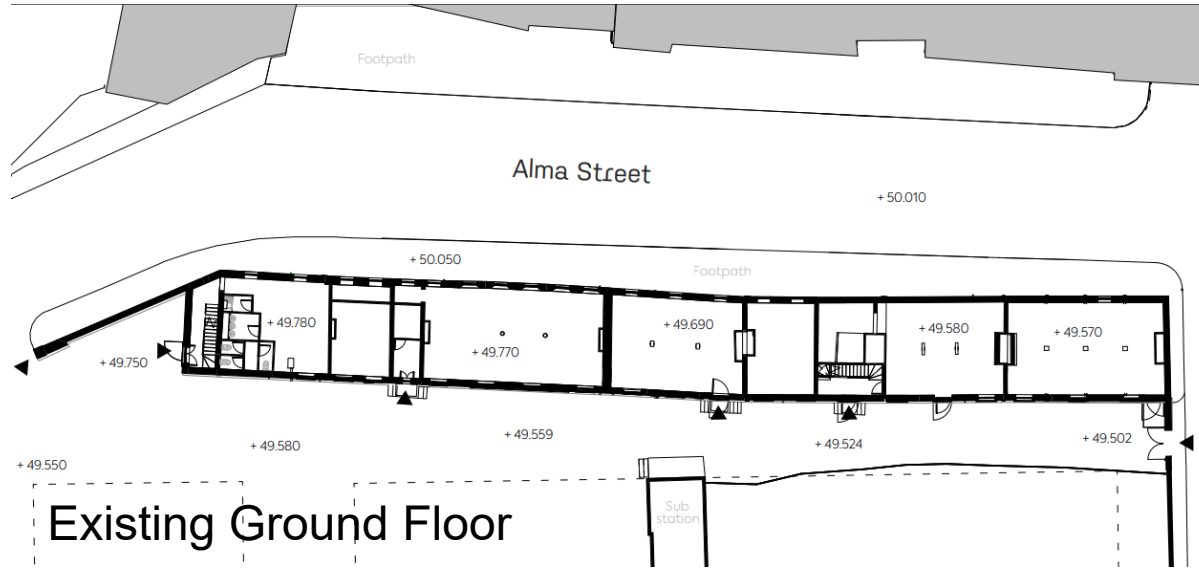


### Existing Alma Street elevation

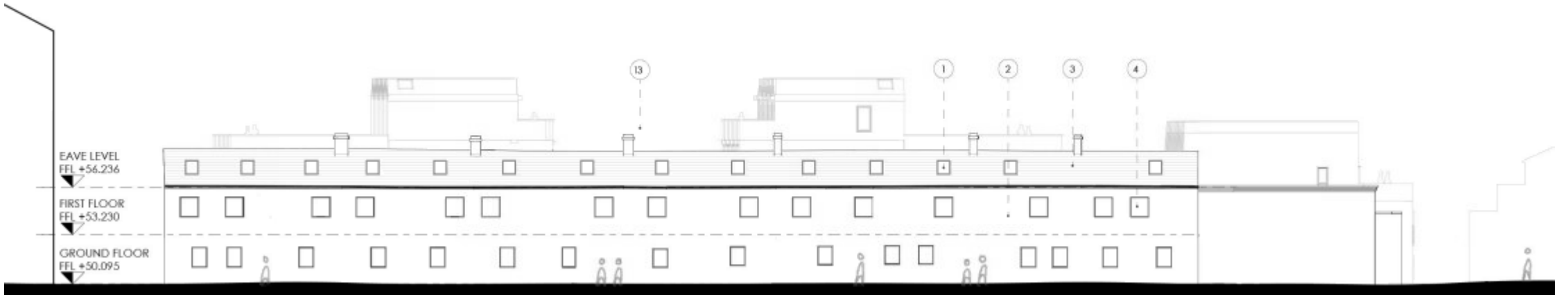


### Existing Rear elevation





# Proposed Alma Street Elevation



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# Proposed Rear Elevation

