

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application number: 23/01960/FUL and 23/01961/LBC

Address: Park Hill Estate, Duke Street, Park Hill, Sheffield S2 5RQ

Additional Representations

The Council has received four further objections since the Committee Report was submitted for publication. All objections were from residents who had already commented on the scheme initially submitted, so the total number of objectors over both advertising periods remains at 143, thus unchanged from the Committee Report. The additional comments can be summarised as follows:

- There is still no justification for the removal of green space.
- Green space should be maintained for the health and wellbeing of residents, who have paid for their maintenance.
- Green space should be retained to protect wildlife corridors and leisure spaces.
- The proposal takes green space away from Phase 1 residents in favour of exclusive green space for Phase 4.
- The field being proposed for parking is the safest for children to spend time as it is not near to the access road.
- Car driving should not be encouraged, and there should instead be investment and support for public transport and active travel, such as better bicycle storage.
- There is already increased traffic on South Street, and the proposal will worsen the situation.
- A better solution would be to direct all Phase 4 traffic onto the estate via Rhodes Street.
- The increase of traffic flow is contrary to the aims of the Clean Air Zone.
- The amended proposal to pave over one field rather than two is a cynical ploy to appear compromising, but the applicant's aim is still profit maximisation.

In general, these are similar points to those made by other objectors, which are addressed fully in the Committee Report. It is emphasised again that the proposal must be assessed on its own merits, rather than being compared to hypothetical alternatives. Maintenance payment arrangements and the motives of the applicant are not planning matters.

It is worth addressing one specific point about the safety of the green space for children playing, as this is not covered in the Committee Report. Given the low volumes of traffic around the estate and associated low vehicle speeds (as covered in the 'Highway Safety, Parking and Accessibility' section of the Report), it is not

considered that the safety of any green spaces is adversely affected by vehicular movements on adjacent access roads.

2. Application Number: 23/00334/FUL

Address: The Sportsman, 156 Darnall Road, Sheffield, S9 5AD

Additional Consultation response – The Environment Agency

Since the publication of the Officer Report, a further consultation response has been received from The Environment Agency. They now formally state that their objection is now removed subject to the imposition of the following two conditions:

Condition:

The development shall be carried out in accordance with the submitted flood risk assessment (ref A22-113 / SPACESTUDIO LTD / 14 August 2023 / Rev A / Received 05.10.2023) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing ground floor finished floor levels.
- Flood resistance and resilience measures shall be included within the development as detailed within the 'Proposed Measures' section of the flood risk assessment.
- The front building line of the new extension will be set back 300mm from the line of the existing building in order to be stepped back from the Kirk Bridge Dyke Culvert.
- As per the drawing on Page 5 of the submitted flood risk assessment, the front footing will be placed a maximum of 400mm deep.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the schemes timing /phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding of the development and future occupants, and to reduce the risk of damage to Kirk Bridge Dyke Culvert.

Condition:

The development shall not encroach any closer to Kirk Bridge Dyke than the footprint of the existing buildings and structures, and no more than is shown on drawing A22-113-06 and A22-113-07 (Proposed Plans).

Reason: To reduce the risk of damage to Kirk Bridge Dyke Culvert.

Report Clarification

The highways section of the report includes reference to Paragraphs 108 and 109 of the NPPF, these should be paragraphs 110 and 111 respectively.

3. Application number: 23/02687/FUL

Address: Site of 340 Lydgate Lane, Sheffield, S10 5FU

Additional Representation

One additional representation has been received. The points raised include:

- Dangerous crossing point which is unsafe and it is unacceptable to have cars entering and exiting the site.
- Consider there is insufficient on-site parking and that there is no capacity for further on-street parking in the locality.
- The proposal is not in keeping with the local area.
- Question whether affordable housing is proposed.

These issues are similar to other issues raised by objectors and have been addressed in the officer report with the exception of affordable housing. In line with relevant policy, affordable housing is only required for developments of 15 units or more.

Additional Condition

The Officer Report makes reference to a condition which prevents the flat roof of the third storey being used as amenity space. This condition has been omitted in error and so should now be included as below:

Condition

The flat roof to the rear of the third floor shall at no times be used as an amenity space/terrace/seating area.

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

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