

## SUPPLEMENTARY INFORMATION

### APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1.     **Application Number**     **16/02782/FUL**  
  
       **Address**     **99 Cross Hill, Sheffield, S35 9WR,**

#### Report corrections

MP Angela Smith (not Councillor Smith/Kay) forwarded an objection letter from her constituent (Mr Kay).

#### Representations

A total of 112 letters of representation have been received including 2 letters in support of the application. The letters of support are summarised as follows:

- Additional 'younger led business' within the area.
- Generate a different crowd.
- Reasonable opening hours.
- Encourage further investment.
- Would be under control not causing a detriment to the area.
- Trendy, new and quirky establishment.

The applicant has also submitted the following comments in support of the application and in response to the objections raised;

- Parking and traffic congestion -the premises is licensed for only 40 people, there will be no food on sale and no under 18s allowed on the premises. The nature of the business is a real ale establishment which is predominantly 30 + age group. I will be promoting and advertising bus timetables for people to use ,being a bus stop on either side of the road ,this coupled with attracting local customers on foot should make very little difference if any to the traffic problems.
- Deliveries- will be mostly done by myself, remembering this is a micro pub so any beer deliveries will be once a week delivered in a small transit van that can pull up on the premises forecourt not in articulated lorries as is the case with full blown pubs.
- There will be no drinking outside the premises and off sales will be a very small part of my trade if any, there will be one removable cigarette bin outside the premises which will be brushed and cleaned every night.in the past these premises have been a carpet shop a car spares shop and a butchers among other things, i think the traffic problems arising from those business's will not be an issue with a micro pub.

- Noise problems there will be no music, games machines, or entertainment on the premises, therefore the only noise will be from people talking which taking into account the premises is only licensed for 40 people full will be minimal. The customer base we will attract will certainly not be the urinating and vomiting kind, as a landlord of 20+ years I will personally make sure of that as is part of my licensing commitments.
- Drinking outside is not allowed so there will be no glasses or bottles outside. This is a micro pub which means the operation is very low key and the volume of sales will be nothing like a main stream pub, the emphasis is on cask ales of which camra will be a part of.
- There is 2 toilets on the premises which is more than adequate for a capacity of 40 people the pub is disabled friendly with access and a disabled toilet which is more than most of the pubs in Ecclesfield are, it is a place where local people can come for a quiet drink and a chat which I think is unique to the area.
- My commitment is to provide prevention of crime and disorder, public safety, prevention of public nuisance, no person who is under the influence of drugs or alcohol will be served or allowed on my premises as is my responsibility.
- I am Ecclesfield born and bred and I own a property in Ecclesfield which I intend to move back to I care about where I live and in no way would I want to run an establishment that brings problems of behaviour or crime to a village I live in .
- I have run pubs in Ecclesfield in the past so I understand people's concerns, but as a landlord of twenty years I can promise people of Ecclesfield that this business will be an asset to the area, all the products I sell will be locally sourced and any people I employ will be local people.
- I have spoken to many people in the area who are in favour of the project and are looking forward to enjoying the experience .this is a micro pub operating off limited opening hours and no late night opening a completely new format.
- Hoping this allays local resident's fears I am more than happy to listen and answer any queries people may have, I have never encountered problems before in my pubs because I believe I am a responsible trader.

Following the publishing of the committee report two further representations have been received, please note that both contributors have previously made representations and, most of the issues raised have been repeated, nevertheless below is the summary of the two further representations made;

- Over 100 objections made to the proposal.
- The premise has now been opened as a funeral directors business.
- Site is within a housing area.
- Highways issues.
- Opening hours.
- Anti-social behaviour and noise.

Summary of Consultation undertaken as part of the application.

Site notices were posted and 18 letters of notification were sent out.

**Amended/replacement Conditions:**

Amended Condition 3

No customer shall be permitted to be on the premises outside the following times:

16:00 to 21:00 Monday to Thursday  
15:00 to 21:00 Friday  
11:00 to 20:00 Saturday  
12:00 to 18:00 Sunday and bank holidays.

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

Replacement Condition 5

No amplified sound or live music shall be played within the commercial use(s) hereby permitted at above background levels, nor shall loudspeakers be fixed externally nor directed to broadcast sound outside the building at any time. The specification, location and mountings of any loudspeakers affixed internally to the building shall be subject to written approval by the Local Planning Authority prior to installation.

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

**Additional conditions:**

Condition 8

The removal/disposal of waste from the building shall be carried out only between the hours of 0800 hours to 1800 hours Mondays to Sundays.

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

Condition 9

No outdoor seating or drinking areas shall be provided at any time.

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

**2. Application Number 17/00855/FUL**

**Address University Of Sheffield Athletic and Sports Ground, Warminster Road, Sheffield**

**Additional condition:**

The artificial grass pitches hereby approved shall only be used as follows:

- between 0930 hours and 2200 hours Monday to Friday; and
- between 0900 hours and 1700 hours on Saturdays, Sundays and Bank Holidays.

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

**3. Application Number 17/00868/RG3**

**Address Former Pye Bank Infant School and Land at Andover Street, Sheffield**

**Additional conditions:**

MUGAs

The following additional conditions relate to the use of the Multi Use Games Areas (MUGAs):

- Use of southern Multi Use Games Area (MUGA) external sports facility for normal daytime school use shall not commence until such time as a dedicated scheme of noise attenuation works has been installed. The scheme of works shall be based the recommendations of a noise impact assessment undertaken by a suitably qualified professional, which shall be approved in writing by the local planning authority prior to the schemes installation. Any such approved works shall be installed in full and shall be thereafter retained and maintained in good order.

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

- Use of the southern Multi Use Games Area (MUGA) external sports facility as a community sports facility outside of normal school hours shall not be permitted unless a detailed noise impact assessment has first been submitted to the LPA demonstrating in principal that a satisfactory scheme of attenuation works can be devised so as to allow such evening and/or weekend use in such a manner as to reduce local amenity impacts to an acceptable level. Any subsequent application seeking to authorise such community out-of-hours use shall be accompanied by a draft Management Policy which shall be subject to LPA agreement and approval, along with any additional physical noise mitigation provisions as may be determined necessary to allow such community use to commence. Hours and Terms of Use, and any required noise mitigation measures shall be subject to LPA agreement and shall be implemented in full prior to any community out-of-hours use of the southern MUGA commencing, and shall thereafter be retained and maintained.

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

Bats

It is confirmed that a European Protected Species mitigation licence from Natural

England has been granted for the development site. However, mitigation measures are required and secured by the following condition:

- Within three months of the development commencing details of mitigation measures for bats, which are likely to include the incorporation of artificial roost features, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed mitigation measures shall be installed in accordance with the approved details prior to the first occupation of the buildings and shall thereafter be retained.

Reason: In the interests of biodiversity.

#### Drainage Conditions

- No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This should include the arrangements and details for surface water infrastructure management for the life time of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

Reason: In the interests of sustainable development and given that drainage works are 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 in order to ensure that the proposed drainage system will be fit for purpose.

- No development shall commence until detailed proposals for surface water disposal, including calculations have been submitted to and approved in writing by the Local Planning Authority. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of QBar based on the area of the development. A 30% allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site.

Reason: In the interests of sustainable development and given that drainage works are 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 in order to ensure that the proposed drainage system will be fit for purpose.

#### **Amended Condition:**

The list of approved plans has been amended to incorporate the correct demolition plan drawing numbers.

Condition 2

The development must be carried out in complete accordance with the following approved documents:

Site Location Plan 0110 Rev 04  
Existing Site Plan 0111 Rev 01  
Lower Ground Floor Plan 0112 Rev 02  
Ground Floor Plan 0113 Rev 02  
Upper Ground Floor Plan 0114 Rev 02  
First Floor Plan 0115 Rev 02  
Roof Plan 0116 Rev 03  
Proposed Elevations 0117 Rev 03  
Proposed Substation Plans 0118 Rev 01  
Primary Ground Floor Demolition Plan 01108 Rev **T01**  
Primary First Floor Demolition Plan 01109 Rev **T01**  
Proposed Basement & Ground Floor Plan 01110 Rev 02  
Proposed Mezzanine Plan 01111 Rev 02  
Proposed First Floor Plan 01112 Rev 02  
Proposed Roof Plan 01113 Rev 02  
Proposed Elevations Sheet 1 01114 Rev 02  
Proposed Elevations Sheet 2 01115 Rev 02

WS-ALA-ZZ-ZZ-DR-L-0001 Landscape General Arrangement [Whole Site] S2-P10  
WS-ALA-ZZ-ZZ-DR-L-0002 Illustrative Masterplan [Whole Site] S2-P04  
WS-ALA-00-XX-DR-L-0005 Landscape General Arrangement 1 of 4 S2-P07  
WS-ALA-00-XX-DR-L-0006 Landscape General Arrangement 2 of 4 S2-P07  
WS-ALA-00-XX-DR-L-0007 Landscape General Arrangement 3 of 4 S2-P07  
WS-ALA-00-XX-DR-L-0008 Landscape General Arrangement 4 of 4 S2-P07  
WS-ALA-00-XX-DR-L-0010 Landscape Boundary Treatment [whole site] S2-P05  
WS-ALA-00-XX-DR-L-0011 Landscape Site Sections 1 of 2 S2-P02  
WS-ALA-00-XX-DR-L-0012 Landscape Site Sections 2 of 2 S2-P02  
WS-ALA-00-XX-DR-L-0028 Detailed levels design 1 of 4 S2-P02  
WS-ALA-00-XX-DR-L-0029 Detailed levels design 2 of 4 S2-P02  
WS-ALA-00-XX-DR-L-0030 Detailed levels design 3 of 4 S2-P02  
WS-ALA-00-XX-DR-L-0031 Detailed levels design 4 of 4 S1-P01

Reason: In order to define the permission.

**4. Application Number 17/00869/LBC**

**Address Former Pye Bank Infant School and Land at Andover Street,  
Sheffield**

**Amended Condition:**

The list of approved plans has been amended to incorporate the correct demolition plan drawing numbers.

Condition 2

The development must be carried out in complete accordance with the following approved documents:

Existing Site Plan North 01101 01  
Primary Ground Floor Demolition Plan 01108 Rev **T01**  
Primary First Floor Demolition Plan 01109 Rev **T01**  
Proposed Basement & Ground Floor Plan 01110 Rev 02  
Proposed Mezzanine Plan 01111 Rev 02  
Proposed First Floor Plan 01112 Rev 02  
Proposed Roof Plan 01113 Rev 02  
Proposed Elevations Sheet 1 01114 Rev 02  
Proposed Elevations Sheet 2 01115 Rev 02

Reason: In order to define the permission.

**5. Application Number: 16/02791/FUL**

**Address: Cherry Tree Inn, 2 Carter Knowle Avenue**

**Additional Representations:**

#### Petition

A further petition of 210 signatures has been submitted supporting the Cherry Tree Inn as an Asset of Community Value and opposing the proposal by the Co-operative Group to purchase and demolish it.

In addition the petition feels if the Cherry Tree is maintained as a public house it can be improved under new ownership, to make it into a more family and community friendly place in an area that badly needs such a local pub.

#### Objections

13 further letters have been received in the form of 'testimonials'. 8 of these are dated February 2017, and 5 are dated June 2017 and they relate to the loss of the public house as an important local facility. 2 of those from June are from the same people who commented in February.

The key points made within the testimonials in support of the retention of the public house are:-

- Regular meeting point for friends, especially lonely elderly persons;
- Easy walking distance compared to alternatives;
- The brewery has run the pub down and prevented the landlords from developing the business (e.g. no longer any food offer);
- Plays an active role in bringing people together through events such as quiz nights, darts evenings, fundraising events (e.g. St. Luke's), child friendly events;
- Useful location for parties, wakes, and other family/social/community gatherings;
- Plenty of shop alternatives nearby.

These matters are already addressed within the agenda report.

