

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **17/00712/FUL**

Address **University of Sheffield Sports Pitches, Goodwin Athletics Centre, Northumberland Road/Whitham Road**

Amended Conditions

Condition 4

Following the submission of an amended Phase 1 and Phase II Contaminated Land Risk Assessment, condition 4 can be amended as follows:

4. A Phase II risk assessment in respect of asbestos identified under report ref: FSS-MMD-00-XX-RP-C-0003/C, Revision C, dated July 2017 (Mott MacDonald) shall be undertaken. The report shall have been submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The Report(s) 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.

Condition 8

The development involves moving bus stop locations closer to the pedestrian crossing outside the Weston Park Hospital and there is a highway safety concern that the existing signal-heads might be obscured by waiting buses. As such condition 8 included the requirement to provide cantilevered back-to-back signal-heads over the carriageway. After concerns expressed by the applicant about the necessity for this provision, Condition 8 has been amended such that providing the cantilevered signal heads will only be necessary if determined by an independent Road Safety Audit.

8. No development shall commence until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways 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 the development is brought into use.

Highway Improvements:

- Repositioning of a double eastbound bus stop on Whitham Road, adjacent the application site. New location to be provided with new illuminated shelters, raised footways and tactile paving. Old bus stop location to be made good.
- Repositioning of a single westbound bus stop on Whitham Road, opposite the application site. New location to be provided with a new illuminated shelter, raised footway and tactile paving. Old bus stop location to be made good.
- Revision of road markings (including repositioning the Whitham Road centre line) and possible accommodation works to traffic signs.
- Potential removal of a highway tree to allow for the relocated eastbound bus stops (and replacement with two new highway trees in locations to be agreed by the Local Planning Authority).
- Removal of eastbound bus stop from Whitham Road opposite Beaufort Road (and not replaced/repositioned), the footway reinstated and the road markings adjusted to allow on-street car parking.
- Promotion of a Traffic Regulation Order in relation to relocation of bus stops and limited waiting on-street car parking provision, all subject to usual procedures and provision of associated signing and lining.
- Subject to the outcome of an independent Stage 1 Road Safety Audit, the potential provision of cantilevered back-to-back signal-heads over the carriageway at the existing pedestrian crossing outside the Weston Park Hospital.
- Potential works to/on the Whitham Road northern footway opposite the Weston Park Hospital to comply with any recommendations flowing from the pedestrian comfort assessment.
- Remodelling of the Northumberland Road junction with Whitham Road, incorporating a pedestrian refuge and revised tactile paving arrangements.
- Provision of a raised pedestrian crossing point on Northumberland Road to assist pedestrians moving between the Social Sciences Building and the Goodwin Sports Hall, including any accommodation works to highway drainage, existing footways, road markings and signage.

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development, and in the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.

2. Application Number: 17/01281/FUL

Address: Sheffield Hallam University, Norton Playing Fields

Additional Representations (x2)

(1)

A further representation has been received from a local resident objecting to the application on the following grounds, and requesting deferral of the decision to allow officers the opportunity to negotiate a position in respect of the loss of playing field, that would comply with national policy.

The NPPF states that playing fields should not be built on unless an assessment demonstrates it to be surplus or the loss is replaced by equivalent or better provision;

Sport England's objection suggests any financial contribution in lieu of replacement provision will be used to provide or improve pavilions at 3 pitches away from the site which might be of benefit to those clubs but does not constitute a replacement facility;

The officer report identifies the site is a large flat site that is at a premium in Sheffield, and the £265,000 contribution is giving away the facility too cheaply;

If replacement cannot be provided, the pitch should be retained, perhaps with housing on the balance of the site – otherwise it should be refused.

Resisting the proposal would align with the Council's judgement on the merits of the site when it carried out its Additional Site Allocation Study a number of years ago.

Officer Response

The Sport England objection and supporting comment is based upon an ECB recommendation, however officers did not consider that directing the contribution to private cricket pavilions at existing clubs would be in accordance with policy (so agreed with the objector's point here) as it wouldn't increase pitch capacity or ability to play cricket.

As now agreed, and as the officer report states, the contribution will be used to 'provide or improve cricket pitch provision'. The money will be used at a public facility in a manner which either provides or improves a cricket pitch in a manner that will allow increased opportunities for play.

The Additional Site Allocation Study was undertaken in 2012, and since that time housing land requirements have increased. Officers have sought a contribution for replacement or improvement here to ensure compliance with policy and to meet the aims of the Playing Pitch strategy identified in the main agenda report.

The proposal does therefore comply with national and local policy and in officer's view there is no requirement to defer consideration of the application.

(2)

The second additional representation raises objections in respect of the impact on no 34 Mount View Road. It states that:-

- The amended plans appear to make our situation worse.
- Our original comments still have not been uploaded
- We want a planning officer to come and look at it from our property.

Officer Response and Report Correction

The amended plans move the proposed dwelling at plot 29 (closest to the objector), further away from them, by moving the parking from the front to the side and pulling the houses away such that a minimum distance of 21m is achieved. Please note, the report incorrectly states that the distance is 25m.

A summary of the objectors comments are uploaded to the website.

The case officer did visit the site, and noted clearly the relationship between plot 29 and no 34 Mount View Road such that a visit to 34 was not considered necessary.

Additional Condition

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 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 order to ensure appropriate surface water drainage arrangements.

Amended Heads of Terms:

Item 1 of the Heads of Terms listed on page 61 should read:

The owner shall pay the sum of £265,000 to the Council, on or before the commencement of development, which shall be used to provide or improve cricket pitch provision within the city.