

SUPPLEMENTARY INFORMATION

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

1. Application Number: 17/03290/OUT

Address: Koh-I-Noor, 386 Handsworth Road, S13 9BY

Additional letters of representation

Two additional letters have been received, in support of the proposed development. Comments include:-

- The area has become run down and this proposal will address this issue and would promote the regeneration of Handsworth Top.
- Unauthorised breakers yard to rear, with HGV's regularly crossing of footpath.
- Land to rear of the site is used for tipping rubbish, resulting in a vermin problem.
- The car wash results in rubbish being left around.
- Records show that the proposed development is the same as was there in the 1960-70s.

Amended Conditions:

The approved drawings have been amended to allow the provision of a means of pedestrian access to the rear, as it has come to light that an adjacent party has a right of access to a former outside wc.

Condition 2

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

- Drawing no. A4-01 'Site Location Plan'
- Drawing no. A3-03 Rev C 'Proposed Site Plan'
- Drawing no. A1-06 Rev C 'Proposed Elevations'
- Drawing no. A3-04 Rev C' Street Elevations Existing & Proposed'
- Drawing no. A1-05 Rev B 'Proposed Plans'
- Drawing no. HRS 01 'Tree Survey'

Reason: In order to define the permission.

Condition 12

Highway improvements:

- Infill the gap in the central reservation of Handsworth Road; and

- Provision of 3 Sheffield cycle stands in the footway fronting onto Handsworth Road.

Additional Directive:

Directive 9

The applicant should be aware that there is apparatus within the footway which will need to be relocated and as such, the applicant is advised to contact the appropriate parties prior to any works commencing on site.

2. Application Number: 17/04966/FUL

Address: Within the Curtilage of 200 Abbey Lane, S8 0BU

Additional Representation:-

A further comment has been received since the Committee report was published, from the neighbour at no.206 Abbey Lane.

The neighbour has responded to comments made within the Committee report along the following lines:-

- Extreme disappointment at the recommendation to approve;
- Scant regard has been shown for our concerns and objections particularly around density and overbearing, which the report acknowledges are a concern but concludes are acceptable;
- 3D mock up demonstrates overbearing impact and cramming;
- One building with a pitched roof would not be an issue;
- Loss of light to no.5 Hutcliffe Wood Road's studio affects the only window to that room;
- Positioning of the dwellings so close shows a disappointing lack of concern for the impact on long term residents;
- Planners have overlooked neighbour's concerns in order to meet the City's housing obligations;
- Are the houses to be social housing?;

The issues raised are not new issues, merely a response to the recommendation, and the Committee report gives a view on the comments raised.

Amended Conditions:

Following additional information being added to the drawings to clarify heights condition 2 is required to be amended.

Condition 2

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

Drawing A17-133/01 Rev D Location Plan Scan Date 07 Mar 2018

Drawing A17-133/02 Rev D Proposed Site Plan Scan Date 13 Mar 2018

Drawing A17-133/03 Rev C Proposed Floor Plans Scan Date 14 Feb 2018

Drawing A17-133/04 Rev D Proposed Front Elevations Scan Date 13 Mar 2018

Reason: In order to define the permission.

Condition 8 should be amended to read:

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 shall include the arrangements and details for surface water infrastructure management for the life time of the development. 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 before the buildings are occupied.

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.

3. Application Number 18/00037/FUL

Address James Walton Court

Amendment to condition 7

Highway Improvements; 'close to the junction of James Walton Drive and Station Road.'

Amendment to the report

The seventh sentence of the second paragraph of the Access Issues section of the report on page 22 should read as follows.

"In the case of James Walton Court the reduced distance from the junction is considered to be acceptable due to the low amount of traffic (serving 4 dwellings, 9 car parking bays and a small community building) and low speed of vehicles using this junction."

Additional Representations

Two additional emails have been received from the same resident. The additional points made are;

- Moving the driveway closer to James Walton Court does not remove the pedestrian and highway safety concerns.

- Further probe drilling should be undertaken as recommended in the original coal mining risk assessment.

These issues are considered in the report or covered by conditions.