

SUPPLEMENTARY INFORMATION

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

1. Application Number 17/05131/FUL

Address Site adjacent to 1 Hunshelf Park

Additional information

The rear of the site adjoins the Green Belt and as such, the development should be considered in light of UDP Policy GE4 "Development and the Green Belt Environment". This required developments that are within or would be conspicuous from the Green Belt to conserve and enhance the landscape and natural environment.

The site slopes down from the Green Belt and so views towards the site from it are restricted by this topography. Views will also be screened by the provision of the community orchard proposed for the rear of the site. Views towards the site from Stocksbridge will see the development sited between existing residential properties and so will not appear out of character It is considered that the development will not harm the character and appearance of the Green Belt and policy GE4 is complied with.

The site is a "Brownfield" site; the NPPF states at paragraph 118 that Planning policies and decisions should:

- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

This is a material consideration in support of the proposal,

Add Directive (D054)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

2. Application Number 18/02533/FUL

Address Electricity Substation Adjacent 33 Brown Lane

Report Clarification

Members should note that the report on page 37 incorrectly states that the Human Rights Act is not a material planning consideration when in fact it does need to be considered.

The proposals set out in the report are considered to be compatible with Human Rights. It is recognised that planning proposals may interfere with an individual's rights under Article 1, Protocol 1 and Article 8 of the Act, which provide that everyone has the right to peaceful enjoyment of his possessions and respect for their private and family life, home and correspondence. Interference with these rights can only be justified if it is in the public interest, in accordance with the law and is necessary in a democratic society. When considering planning proposals it is necessary to balance the competing interests and rights of the landowners, other individuals and wider public issues.

The relevant issues have been fully considered within the report. In particular the impact of the proposals on the amenities of the locality and on residents who live close to the site are considered extensively on pages 34 to 36 of the main officer report in this case and the impact on amenity is considered to be of an acceptable level. There is no unacceptable interference with human rights.