

PLANNING AND HIGHWAYS COMMITTEE 4th August 2020

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number:** **20/02085/OUT**
- Address:** **Site of South Yorkshire Trading Standards,
 Thorncliffe Lane, S35 3XX**

Additional Submission

The applicant has submitted a drawing that shows the proposed access without the illustrative layout detail (drawing no. 190302/03).

The access details are unchanged and condition 2 will be amended to refer to the additional drawing.

Additional Representations

A representation has been received from Miriam Cates MP relating to a number of issues which constituents have raised but feel have not been fully considered:

- the site is a designated housing area, and in the past has been granted outline planning permission for a purely residential development. Whilst planning policies do allow a retail outlet to be built here, what consideration has been given to the possibility of a residential-only development;
- although a traffic survey has been conducted, a number of residents feel its findings are not in line with their own experiences. Will the Council agree to commissioning a more substantial traffic survey in the area;
- what mitigating action is the Council proposing to ensure that if parking demand is higher than expected, it will not result in cars being parked on Lane End, which could increase congestion, or on residential side streets;
- is there a possibility of restrictions being placed on delivery times to ensure that they do not coincide with peak hours or school drop off and pick up times? Could deliveries be routed through Thorncliffe Business Park to access the site from Thorncliffe Lane?
- what action does the Council propose to address the problem of three junctions (Thorncliffe Lane, Thorncliffe View and the new supermarket) being exceptionally close together;
- what guarantees have been received that the design for the homes will be in keeping with the local area;

- how does the Council reconcile the development of a food store here when it is in contravention of national policy to focus retail development on existing high streets and local centres;
- the lack of a Local Plan means that development in suburbs such as Chapeltown has no local point of reference and no democratic consent from the community. The use of brownfield sites and the promise of local jobs should be welcomed, but the possibility of detrimental impacts on the local area must also be considered.

A representation has also been received from Ecclesfield Parish Councillor Terence Bawden relating to existing retail outlets, accidents and light impact. He also questioned why the Sheffield Plan of 2015 not referred to as the site had been earmarked for residential development.

Response to Additional Representations

In response, consideration has been given to the possibility of a residential-only development, however whilst planning permission for such has previously been granted, the consents were not implemented and no such scheme has subsequently come forward.

The application site is not a 'Housing Site' specified under UDP Policy H13 where only housing and other defined uses are acceptable.

The local planning authority must determine the current application in accordance with the development plan unless material considerations indicate otherwise. These matters are assessed in the officer report.

The submitted transport assessment and the traffic surveys undertaken are considered sufficiently robust to provide an appropriate assessment of the current and predicted traffic flows. No further traffic surveys, other than to establish the type of pedestrian crossing on Lane End, are considered necessary.

The illustrative on-site parking levels are in line with the Council's published parking standards. On this basis it is unlikely there would be a persistent over demand for on-site parking in future.

The amount and frequency of delivery vehicles that would service the site is small in comparison to the amount of traffic on the road network during peak hours and at school drop off and pick up times and should delivery times coincide with the peak hours for traffic and schools it would not have a significant contribution to or impact on congestion and highway safety.

Access through Thorncliffe Business Park is outside the control of the applicant.

The distances between the proposed site access and the two junctions either side (Thorncliffe Lane and Thorncliffe View) is considered to be acceptable.

The design of the new homes will be assessed as part of a subsequent reserved matters application.

As outlined in the officer report the Government's national planning policy for main town centre uses, including retail development, is that they should be located in town centres, then in edge of centres, and only if suitable sites are not available, or expected to become available within a reasonable period, should out of centre sites be considered. This sequential test has been applied to this proposal and there are no sequentially preferable sites in the catchment area.

The previous emerging plan (known as the 'Draft City Policies and Sites Document') was not submitted to the Government for public examination because the Council took the decision in 2013 to produce an entirely new Local Plan. While work started on a new 'Sheffield Plan' in December 2013, it has been subject to delays and has no weight in decision making at present. Therefore it is not referred to. Consultation on a new Issues and Options document is expected to commence in September 2020.

New / Amended Conditions

As the findings of the submitted Phase 1 Preliminary Risk Assessment regarding land contamination are now agreed, recommended conditions nos. 6 and 7 can be updated.

A condition is recommended to secure the internal noise standards for the proposed dwellings specified in the submitted Noise Report.

Condition no. 4

Replace 'drawing no. 190302/01' with 'drawing no. 190302/03'

Condition nos. 6 and 7

Replace with:

'Any intrusive investigations recommended in the approved Phase I Preliminary Risk Assessment Report (ref: E13186/1, Issue 2, dated March 2019) shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).'

Add condition:

'The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:

- a) Be based on the findings of an approved noise survey.
- b) Be capable of achieving the following noise levels:
 - Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);
 - Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);
 - Other Habitable Rooms: LAeq (16 hour) - 40dB (0700 to 2300 hours);
 - Bedrooms: LAFmax - 45dB (2300 to 0700 hours).
- c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupiers of the proposed dwellings.

2. Application Number: 20/00040/FUL

Address: The White House, Vicarage Lane, Sheffield, S17 3GX

Additional Representation

An additional representation has been submitted from a neighbouring resident who has already commented on the original application. The addition comments include:

While the amendment of the windows in the side elevations might address one issue, there are remaining issues still of paramount importance, including

- overdevelopment of the area, with scale grossly out of character with the surrounding neighbourhood
- deprivation of adjoining residents of adequate amenity and privacy by reason of the building's bulk and height
- the harmful impact of the development (including by way of car parking provision) on Vicarage Lane which, here, is less than 4m in width

These issues have been assessed in the original report and no further officer response is considered necessary within this supplementary report..

3. Application Number: 19/02130/FUL

Address: The Plough Inn, 288 Sandygate Road

Additional Representations

11 additional representations have been received, including one from Olivia Blake MP. Most of the comments raised have already been covered in the committee report. In terms of new issues raised:

- Sheffield and District CAMRA have suggested that the Council exercise its power to compulsorily purchase in order to avoid further deterioration.
- It was suggested that consideration be given to protecting the mature trees on the western boundary of site.

The applicant's agent has confirmed that this is not possible due to the proximity of the development to these trees, but that a new tree would be planted at the north

western corner of the site and soft landscaping provided to the edge of the podium deck above the proposed car parking area.

- It was pointed out that there appeared to be no designated bin storage area.

The applicant's agent has confirmed that each dwellinghouse will have an area for bin storage adjacent the rear entrance and has provided a plan to illustrate this. On bin collection days, the area between the visitor parking space and space 01 will be designated as a bin collection area.

- There were concerns that the plans only showed 12 car parking spaces, not 18 as referred to in the Officer Report.

However, there are an additional 6 spaces provided within integral garages.

Amended Condition

The applicant has submitted an amended plan that shows minor changes to the parking layout and the bin storage and collection areas. The total number of car parking spaces remains unchanged at 18. Condition 2 will be reworded to reference the amended plan.

Condition No. 2

Drawing No. 27398 (01) 03 Rev A (Proposed Ground Floor) replaced with Drawing No. 27398 (01) 03 Revision B (Proposed Ground Floor – Plan Showing Parking Allocations).

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