

**PLANNING AND
HIGHWAYS COMMITTEE 25 AUGUST 2020**

SUPPLEMENTARY INFORMATION

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

1. Application Number: 20/01278/FUL

Address: Hillsborough Park

Update

Nothing new to report

2. Application Number: 20/01030/FUL

Address: Stepney Street

Additional Representation

An additional letter of objection was received from the occupier of no. 31 Old Street, in summary raising concerns regarding;

- Inadequacy of parking provided for 100 no. flats and the provision parking on Old Street being used instead
- Mutual loss of privacy for both existing Old Street residents and residents of the development
- Loss of natural light to homes and communal areas
- Adverse visual impact on landscape, would not fit in with the area
- Loss of views from, and value of, existing flats, impacting quality of life

These points have all been raised previously and therefore are all addressed in the officer's committee report.

Additional Condition

To address the parking issue in part, the following condition is recommended:

The residential units shall not be occupied until details of a scheme have been submitted to and approved by the Local Planning Authority to ensure that future occupiers of the residential units will not be eligible for resident parking permits within any future designated Permit Parking Zone in the locality of the site. The future occupation of the residential units shall then occur in accordance with the approved details.

Reason: In the interests of highway safety

3. Application Number: 20/00159/FUL

Address: Hallam Sports Club

Update

This application has been withdrawn from consideration from today's agenda and will be considered at a future meeting.

4. Application Number: 19/02912/OUT

Address: Land within curtilage of Ingfield House

Additional Submission

The applicant has submitted a drawing that shows the proposed access without the illustrative layout detail (drawing no. A-PL-004)

Additional Representations

13 additional representations of objection have been received:

The additional matters raised relate to:

- already enough dwellings recently built and proposed in Deepcar, Stocksbridge and Wharncliffe Side, 9 houses would not greatly affect the local economy;
- with a potential 20 vehicle spaces in the site the road cannot cope with the amount of traffic flow;
- noise and light pollution;
- could the houses be eco friendly;
- concerns about any other ground disturbance anywhere near the gable of the barn, the application proposes a retaining wall with back infill close to the gable of the lower barn, no measurements supplied, the land has remained undisturbed until 2018, the lower section of barn suffered a wall collapse after 5 mature trees felled;
- heavy lorries could damage the barn structure;
- the barns are not meant to be hidden but to be seen by the public to be appreciated as a historical monument to Stocksbridge's agricultural history, the last remnants of its rural setting will disappear if the development goes ahead;
- plot 7 is one too many properties on the site, the removal of plot 7 would be more sympathetic to the existing grade II listed barns;

The other matters raised reiterate previous comments regarding:

- non adherence to the local plan;
- safety of proposed access;
- increase traffic and parking on Broomfield Road;
- risk to pedestrians on mostly pathless road;
- temptation to avoid the one-way system, put entrance off Bocking Hill;
- overlooking, loss of privacy and daylight;

- loss of green space, loss of habitat, impact on wildlife and natural spring;
- three storeys out of character;
- the applicant's 'Planning Statement' inaccurately refers to the Cruck Barn as a dwelling, major development around the Cruck Barn was pre-listing, none recognition of the historic setting, concerns over major disturbance of land in preparation for proposed building, request heritage impact assessment.

Assessment

The details shown on the access drawing are the same as previously submitted. The submitted drawing raises no new issues.

The proposal would make a small but positive contribution to the city's housing land supply.

Broomfield Road is capable of accommodating the traffic generated by the proposal.

The noise generated by the proposed use of the site for housing would not have a significant impact on existing residents. Noise and light emissions during construction would be controlled by the construction environmental management plan (CEMP) (condition no. 15).

Sustainable measures would be secured by condition no. 9.

Intrusive site investigations to assess and mitigate ground conditions are recommended and secured by condition no. 6.

The applicant's illustrative details show an example of building a wall within the application site offset from the boundary of the site alongside no. 17 Broomfield Court and the listed cruck barn. This illustrates a means of safeguarding the setting of the listed building. Full details of any such wall and any changes in ground levels would be required as part of the reserved matters submissions.

No other new significant issues have been raised in these representations that are not already considered in the officer report.

Recommendation

As reported.

Amended Condition

Condition 4

Replace 'drawing no. A-PL-002 Rev D' with 'drawing no. A-PL-004'

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