

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number: 20/01489/FUL**

Address: 83 Redmires Road, Sheffield, S10 4LB

Additional Condition

A supplementary condition is recommended to protect the amenities of No.85 Redmires Road:

Before the first occupation of the apartment building the window(s) in the side (west) elevation (to plots 2 and 5) shall be fitted with obscure glazing to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: In the interests of the amenities of occupiers of adjoining property it is essential for these works to have been carried out before the use commences.

2. **Application Number: 20/01666/FUL**

Address: 131 Rock Street, Sheffield S3 9JB

Directive Omitted

Directive No.3 (vehicle crossing condition) can be omitted as it is not relevant.

3. **Application Number: 20/01437/RG3 and 20/01438/LBCRG3**

Address: Cambridge Street and Wellington Street

Clarification

Page 37 of the report sets out the planning policy considerations in relation to heritage issues. The third paragraph describes the general duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that when the local planning authority is deciding where to grant planning permission for development which affects a listed building or its setting, it shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also describes the general

duty under S72 that when exercising its planning functions in respect of Conservation Areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The assessment makes it clear that there are some limited negative impacts on the character and setting of the listed building and character of the conservation area but these are significantly outweighed by the benefits of the development.

It is clarified that the duty under S66 and S72 has been taken into account when assessing the impacts on the listed building and conservation area and this is set out in the penultimate paragraph of the conclusion on page 54 which says that it is concluded that the scheme will enhance the Conservation Area and preserve the character and setting of Listed Buildings.

Replacement Condition 30

Prior to demolition of Albert Works facade and Henry's commencing a scheme for dismantling, storage and re-use of the cutlers date stone in the Albert Works façade and also a similar date stone in Henry's (if discovered during building recording) shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and the date stones relocated before any of the units are occupied.

Reason: In the interests of minimising the loss of historic fabric.

4. Application Number: 20/01966/CHU

Address: Dixon Dawson Chartered Architects, 6 Moor Oaks Road, Sheffield S10 1BX

Clarification – Car Parking Issues

The reference to Doctors and Dentists being a Class D2 use on page 176 is incorrect. These uses were in fact D1 uses. However given recent changes to the Use Classes Order 2020, it is confirmed that these uses now fall under Use Class E (Commercial, Business and Service).

There are not specific guidelines referring to the proposed use in the Council's Car Parking Guidelines. There is also no reference to Doctors and Dentists uses. However, the car parking guidelines in the UDP, for medical facilities, refer to the provision of 1 space per medical practitioner on duty at the busiest time plus 2-3 spaces per consulting room depending upon whether or not an appointment system operates.

The applicant has clarified - as is set out in the main report - that there will be 2 members of staff on duty at the busiest time and that an appointment system will operate with 2 customers at any one time. Appointments will last at least 2 hours. Based on this expected operating system, it is confirmed that the 5 spaces recommended in the report remains an appropriate target for parking provision.

Whilst it is noted that the UDP guidelines indicated that a Doctors / Dentist use would require more spaces at this location, it is noted that these parking guidelines relate to purely medical facilities, which run on a different basis and regularity/frequency of patients to that which is proposed here, which is as a sui generis use rather than a medical use. It is therefore considered that the highways assessment in relation to parking provision and highways impact remains as set out in the report.

Clarification of and Additional Representations

It is clarified that 16 objections have been received in total. The neutral representation received has been changed to an objection.

Broomhill and Sharrow Vale Green Party Objection

Object to the application. A change of this kind is not appropriate at this location.

Confirmed that the Party agrees with local residents who have concerns about the late hours of closing that were originally proposed and the impact that this would have in terms of noise, traffic and parking into the night time and on Sundays.

General concerns raised about the location of the proposed use well outside the retail area, increased car parking pressures that will be generated and the additional health and safety concerns in this already busy area, which will be exacerbated by the use.

It is considered that the subjects raised in the objection have been addressed in the main Committee report.

Amended Condition 4

An amendment to condition 4 to remove opening hours on Sundays, as agreed with the applicant during the application:

Condition:

The premises shall only be open to the public during the following times:

Monday to Saturday - 1000 hours to 1800 hours

Reason:

In the interests of the amenities of occupiers of adjoining property.

Additional Condition

A supplementary condition is recommended to protect the amenities of surrounding residents:

No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

5. **Application Number: 20/01301/OUT**
Address: Hepworth Properties East Works, Storrs Bridge Lane, Sheffield S6 6SX

Additional Comments

Yorkshire Water – Further comment recommending conditions if approved and that upgrades to public sewers will be required after 50 properties.

Woodland Trust – Confirms no objection subject to appropriate buffer from trees and woodland.