

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 20/00492/FUL

Address: Land between 216B & 288 Twentywell Lane, Sheffield, S17 4QF

Additional Representation:

A) Following the publication of the Committee report, comments have been submitted by Bradway Action Group, which can be summarised as follows: -

- There are 160 objections submitted, without any support representations,
- There is inadequate parking, and its effects on traffic and local businesses. Illustrates a lack of understanding of key issues and area,
- The site is fundamentally different to site granted outline permission for a care home in Low Edges; which is flat, next to Low Edges Road, redevelops a previous care home, is adjacent/opposite shops/services and will represent a very different market attracting fewer car movements. Overspill parking there wouldn't cause traffic safety issues,
- The Applicants submissions refer to 7 other care homes with similar parking ratios. All are likely to have issues re on-site parking, but there is additional space nearby/ good public transport. They are also in flat locations,
- Twentywell Lane is not flat. 34 parking spaces are inadequate. Overspill parking would be on surrounding roads, which suffer from excess parking,
- The situation at two comparable care homes in south-west Sheffield suggest more parking will be needed,
- Visibility at the access may be compliant but refuse vehicles will use full width of bell mouth and internal carriageway. Turning right out of site will involve steep gradient. Parking on road / pavement outside will reduce visibility,
- At least 5 more spaces are needed. Developer should also contribute to traffic calming measures (as a minimum double yellow lines on Twentywell Lane),
- Applicant's documents don't demonstrate understanding of the parking situation.
- Query need for facility. At this stage, local residents would resist using care homes of any kind.

B) In addition a further representation has been received from a Kenwell Drive resident which states: -

- Previous objections remain,
- Building represents significant overdevelopment. Loss of privacy for all surrounding properties,
- No information on how increased traffic flows will be managed,
- 24 hour noise implications of facility, and how residential amenities are to be protected isn't clear.

Response

The comments have been addressed as part of the Committee Report, which this representation is in effect a response to.

Typographical Error in Conditions

Members should note that Condition 18 on page 56 relating to the Remediation Strategy is incorrectly labelled as condition 8.

2. Application Number: 19/04594/REM

Address: 49 Pot House Lane, Sheffield S36 1ES

Amended Condition

Following receipt of an amended plan, condition 2 has been updated. The scheme has not been altered. The amended plans add some additional information for completeness and to remove some annotation errors.

The amendments include:

- the addition of finished floor levels and some spot levels to the site plan.
- annotation correction to reflect the change from render to brick.
- correction of a mis-numbered plan.
- deletion of reference to disabled on street parking bays.

Consequently condition 2 will now read as follows:

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

09 Rev A Proposed Block Plan published 13.8.2020

08 Existing block Plan published 13.8.2020

11 Rev G Proposed Site Plan received 13.11.2020

20 Rev D 3 Bed House Type published 12.11.2020

30 Rev C 4 Bed House Type published 12.11.2020

18 Rev B Section AA published 13.8.2020

19 Section BB published 13.8.2020
21 Section CC published 19.8.2020
22 Section DD published 19.8.2020
23 Rev A Section EE Rev A published 12.11.2020
24 Section FF published 19.8.2020
17 Rev A Elevations N-E-S streetscenes published 13.8.2020
13A Axonometric 1 published 13.8.2020
14A Axonometric 2 published 13.8.2020
15A Axonometric 3 published 13.8.2020
16 Streetview published 13.8.2020
Arbouricultural Report and Method statement published 26.08.2020
Ecology report produced 07.08.2020

Reason: In order to define the permission.

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