

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 19/03890/OUT

Address: Wood Royd Road

1 additional neighbour objection (with no comments) was received along with further comments from Sheffield and Rotherham Wildlife Trust as follows:

- Their initial objection on site allocation and supporting polices remain.
- They say that an inadequate level of bat survey has been carried out and while most of the farmhouse is now being retained there will still be a lot of disturbance.
- It is not clear if the barn was checked for evidence of Barn Owls.
- The inclusion of a 15m buffer to Fox Glen Wood should be conditioned.
- A hydrological assessment on the potential impacts on the ancient woodland from development and drainage should be conditioned.
- An ecologically sensitive lighting plan should be conditioned.
- The approach to Biodiversity Net Gain (BNG) is disappointing. Although this is an outline application, the indicative layout provides information for an initial BNG assessment using the Defra Metric 2.0 at this stage to be carried out.

Revisions to planning conditions

Condition No. 4

This condition has been amended to reference an updated Indicative Layout Plan (Drawing No. 19-004-10 Revision F) that shows visibility splays and sightlines.

Condition No. 19

This condition has been amended in response to comments received from Sheffield and Rotherham Wildlife Trust, and now requires details in relation to the following to be submitted and approved in writing:

- Measures to ensure the development achieves biodiversity net gain, including biodiversity net gain calculations using the DEFRA 2.0 metric.
- Details of the provision and specification of bird and bat boxes.
- Details of the provision and specification of opportunities to allow the passage of hedgehogs through the site.
- Details of the provision and specification of an ecologically sensitive lighting plan.
- Details of the provision and specification of the 15 metre buffer to Fox Glen Wood Local Wildlife Site.
- A hydrological assessment of the potential impacts of the development on the Fox Glen Wood Local Wildlife Site.

2. Application Number: 20/04543/FUL

Address: Avec Building, 1 Sidney Street, Sheffield

Additional Condition

Following the demolition works and as part of the site restoration works, a boundary shall be constructed adjacent to the river, details of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of public safety

Eight additional representations have been received. The points raised through representations are covered in the officer report, it is therefore not necessary to repeat them.

A response has been received from the Conservation Advisory Group (CAG). The group welcome the demolition of the building as it has a negative impact on the Cultural Industries Quarter Conservation Area. Proposals for the redevelopment of the site should demonstrate how access to and the frontage on to the Porter Brook will be enhanced.

A representation has also been received on behalf of the City Ward Councillors; Douglas Johnson; Martin Phipps and Ruth Mersereau. The representation states that Councillors support the demolition of this unattractive and badly placed building, but support the requests of the Sheaf and Porter River Trust to open up a walkway next to the river. This would improve the attractiveness of the area, provide links between the Sidney Street Pocket Park and Paternoster Row and enhance the City's natural environment.

The Sheaf and Porter River Trust have submitted additional comments in lieu of not being able to speak at the committee meeting.

The trust understands that the current application relates only to the principle of demolishing a building in the Conservation Area. The application does however also include a plan with specifications for restoration. The plan identifies that the site will be covered with compacted granular limestone material suitable for vehicle parking; a wooden knee rail will be erected on the site boundary with the adjacent car park; existing vehicular access and parking is to be retained and the retained substation is to be made structurally sound.

The trust is disappointed that there has been no consultation with them or other stakeholders by officers preparing the project.

There is great public interest in the application, evidenced by the number of objections. The current application is the only opportunity for the trust and the public to comment on significant public investment from the City Region.

Owing to the timescale associated with the City Region grant there are time constraints for the planning application.

The trust does not wish to stop the approval of the application; however they wish to see an access route along the river provided. The trust requests that an Advisory Note is provided with the decision, requesting that the applicant consults with the Trust, Environment Agency and other stakeholders such as Yorkshire Artspace about how the Site Restoration Works can be detailed to deliver a simple low cost level access route between the two existing riverside paths at Yorkshire Artspace and that at the Matilda St Pocket Park.

Stabilisation works of the riverside walls and a safety barrier will be required next to the river. The budget should be sufficient to include modification to include an access route.

It is acknowledged that the site is proposed for redevelopment, however it could sit empty for an extended period of time. A through route would increase footfall and natural surveillance and prevent vandalism and anti-social behaviour in this area.

The trust is willing to work with the Council to secure additional funding and advice.

Officer Response

It is your officers' opinion that a directive is not necessary given that this application is for demolition only and that a route adjacent to the river will be secured by the future redevelopment of the site.

However, if members are minded to add a directive then the following is suggested:

The Local Planning Authority recommend that the applicant give consideration to the provision of a temporary footpath adjacent to the river together with river restoration. The applicant is encouraged to actively engage with the City Region, the Environment Agency, the Sheaf and Porter Rivers Trust and any other relevant stakeholders should a temporary solution be possible.

3. Application Number: 20/03663/FUL

Address: Site of Former Forte Posthouse Hotel, Manchester Road, S10 5DX

Additional Representation:

An additional representation has been received from the Broomhill and Sharrow Vale Green Party stating the following: -

- They note the objections on behalf of residents at Fulwood Park Mansions in respect of impacts on ground stability, water table, dust and noise as a result of the construction;
- They note the provision of an acoustic fence but query it's extent and permanence;
- They agree with concerns about increase in traffic, where roads are congested and parking is difficult given local topography and road junctions and feel this will increase noise and pollution in a residential area;
- They are particularly concerned at a lack of neighbour notification, and feel few residents are aware;
- They feel the height is a change to the low-mid height character of the area and a large increase from the 2006 approved heights, the impact of which is played down.
- The tower should be reduced in height to reflect neighbouring residential buildings.

Legal Agreement Update and Revision to Recommendation

A legal agreement referenced in the report, required to secure a £128,000 contribution to affordable housing has been signed and received from the applicant since completing the report. This requires the Council to be signatory and is required to be sealed before it is completed.

As this process has not been completed prior the Committee, the recommendation should be amended to Grant Conditionally Subject to Legal Agreement.

4. Application Number: 20/04220/FUL

Address: Tapton Elms Lodge, 46 Taptonville Road, S10 5BR

Additional Representations:

One additional representation has been received from the occupants of no.9 Hallamgate Road following the publication of the agenda report challenging statements made in the report and stating:-

- Statements in the report (pages 114 and 115) are simply incorrect in terms of privacy and impact on future occupants and adjoining neighbours;
- Occupants of no.9 will suffer a loss of amenity and a change to the local microclimate. Shade will extend across the majority of the side garden and will without doubt also affect re-saleability and desirability.
- I invite anyone to come and view from my home to fully appreciate the gravity of this decision on my home.

The whole basis for the removal of the existing 2 storey extension is its unsympathetic design – the proposed replacement does nothing to change this, only magnifies it by increasing its size to take in its full rear garden.

- This proposal will have no rear garden and as such would be in total breach of guideline 6 of the SPG which states rear garden lengths should be a minimum of 10m to ensure privacy, and facing windows should be a minimum of 21m distant.
- The much larger rear 2 storey extension will without doubt be visible in the community from the top of Hallamgate Road.

A further representation has been received from a resident of 18 Hallamgate Road raising concerns with the report and stating:-

- There is an absence of detail around quality of materials, boundary treatments, scale of openings, details and preservation of the existing building;
- The lodge is not dilapidated. It was a family home until recently;
- The extension will be visible from the road despite CAG stating it would not be;
- It seems reasonable to doubt that CAG's terms of reference encourage them to approve proposals on the basis that they are "*an improvement on the existing*" rather than on the basis that they are "*good*." Previous reading of CAG reports and conversations with CAG members have supported the view that they seek to encourage good architecture and high conservation and preservation standards.
- Contrary to the Council's Supplementary Planning Guidance on Designing House Extensions Guideline 2 which states that "two storey flat roofed extensions to dwellings with pitched roofs will not normally be approved if the roofline is clearly visible from the street."
- The proposed flat roof would be clearly visible and, arguably, an eyesore, from the North West, the South East and the South West, ie, from across and along Hallamgate Road and across and along Taptonville Road.
- CAG comments are given prominence in the representations section of the report with those of other local interest groups (BBEST and Hallamshire Historic Buildings) relegated to the detail further down.

5. Application Number: 20/03978/FUL

Address: 21 Chorley Drive

Clarification

The representation received from Cllr Alston raised concerns but was categorised as a neutral comment and not an objection.

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