

**PLANNING AND
HIGHWAYS COMMITTEE
30 November 2021**

SUPPLEMENTARY INFORMATION

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

- 1. Application Number: 20/04453/FUL**
Address: Land Adjacent 19 To 41 Walkley Lane, S6 2NX

Item deferred due to inability to conduct site visit in poor weather.

- 2. Application Number: 21/04263/REM**
Address: 31 Love Street and Former 53 Bridge Street, S3 8NW

A number of changes are proposed to conditions as detailed below:

Condition 1 – Approved Plans – amended to remove reference to drawing
5061_MP_00_2200 (proposed masterplan)

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

Location Plan - 05883 MP_00_0001 A
MSCP - Landscape GA - 1936.A-PLA-XX-XX-DR-L-0002 P03
MSCP - Levels Plan - 1936.A-PLA-XX-XX-DR-L-0003 P02
MSCP - Hardworks - 1936.A-PLA-XX-XX-DR-L-0008 P02
MSCP - Softworks - 1936.A-PLA-XX-XX-DR-L-0009 P02
Proposed Site Plan - J1866-STRIFE-XX-00-DR-AX-1001 P05
Proposed Ground and Level 01 Floor Plan - J1866-STRIFE-XX-ZZ-DR-AX-1100 P06
Proposed Level 02 and Typical Floor Plan - J1866-STRIFE-XX-ZZ-DR-AX-1101 P06
Proposed Level 08 and Roof Floor Plan - J1866-STRIFE-XX-ZZ-DR-AX-1102 P06
Proposed Elevations - J1866-STRIFE-XX-ZZ-DR-AX-1500 P06
Proposed Sections - J1866-STRIFE-XX-ZZ-DR-AX-1600 P05

Reason: In order to define the permission.

Condition 3 – Highways Improvements – amended to include reference to junction at part (i) and reference to ‘be determined by the Local Planning Authority’ removed as agreement is already required by the first part of the condition.

No above ground works shall commence until the highway's improvements (which expression shall include traffic control, pedestrian and cycle safety measures) listed below have either:

been carried out; or

details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before building is brought into use and the building shall not be brought into use until the highway improvements listed below have been carried out;

Highways Improvements:

- i. Improved cycle infrastructure to Bridge Street junction*
- ii. Reconstruct Love Street and the west side footway of Bridge Street in Urban design Compendium palette or alternative to be approved by the Local Planning Authority.*
- iii. Apply for all relevant TRO's and install all signs and markings required for direction to and control of access to the new MSCP.*

Reason: In the interest of highway and pedestrian safety

Condition 7 – sample panel - wording amended to make clearer the extent of the sample required.

A sample panel of the proposed cladding shall be erected on the site the scale of which shall be in accordance with the details on drawing 05883_B1_2100 and shall illustrate the colour, texture, detailing, fixing, backing structure and internal finishes of the panels to be used. The sample panel shall be approved in writing by the Local Planning Authority before the erection of any cladding is commenced and shall be retained for verification purposes until the completion of such works.

Reason: In order to ensure an appropriate quality of development.

Condition 10 – large scale details of cladding – wording amended to make it clear that this relates to the lower cladding panels

Prior to that part of the development commencing, large scale details at a minimum scale of 1:20 showing the perforations and detailing (to include public art) to the lower cladding panels shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be constructed in accordance with the approved details.

Condition 14 – lighting – condition to be removed as it replicates condition 29 of the outline approval

Condition 17 – no doors to open over the highway – wording amended to note that this relates to adopted highway

No door, window or gate shall, when open, project over the adjoining adopted highway

Reason: In the interests of pedestrian safety.

New Condition

Prior to occupation of the development, details of the extent of the highway to be adopted and areas to be stopped up shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details before the development is brought into use or an alternative timescale to be agreed with the Local Planning Authority.

3. Application Number:

Address:

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