

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number: 22/01397/FUL**

Address: 268 and land to rear of 270 Handsworth Road, Sheffield, S13 9BX

Additional Representation from a local resident

One additional letter of objection from a local resident has been received, issues of which are summarised below:

- Acoustic fence should extend for the whole length of the plot
- Noise and disturbance from cabin

Additional Representation from Clive Betts MP

Whilst recognising that the officer report indicates an understanding of the noise and disturbance issues that his constituents on Parsley Hay Crescent face, he remains concerned about two issues:

(a) Is the acoustic fence going to run the whole length of the site rather than only part of the way along the site? The company should be forced to protect residents and others from noise for the whole length of the site boundary.

(b) Still concerned about the ability of both employees and customers to look into people's gardens and certainly to look straight into first floor windows. The barrier may do something to help that but nevertheless it is by no means a satisfactory or complete solution.

There is a need to put distance between the boundary and the acoustic fence and where vehicles are parked and customers and sales staff meet on the site itself. There should be physical barriers between the fence and where business activity is taking place so that that gap would mean that there would not be customers and staff standing at the fence trying to peer over into the houses or certainly talking in a loud way. Such a barrier would have helped preserve the privacy of the houses recognising, as I have said before, these houses were there before the business was there and should not have to continue with this invasion of their privacy for the future. They should be protected from both noise and overlooking.

Response to Representations

These issues have already been addressed in the report. Compare with previous temporary proposals for this site, the applicant has supplied additional evidence in

the form of a noise assessment (which assesses vehicle movements, closing of doors and voices) and mitigation in the form of a 2.1 metre high acoustic fence. This evidence has been assessed by the Council's Environmental Protection Service and they have concluded that the acoustic fence will offer a noise reduction from the site of 15dB(A) which will more than mitigate the noise generated by the activities of the site.

Report Correction

The report, under the heading of Land Use Policy, refers to Circular 11/95 in relation to the granting of temporary planning permissions. Members should note that this circular has been overtaken by the National Planning Practice Guidance (NPPG) which advises that *"It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently"*.

Amended Condition

Condition 2

Insert after 2.1 metres high acoustic fence "including a gate to provide access to allow maintenance of the landscaping strip", shall have been erected in the location etc.

Amended Directive

Directive 4

Insert at the beginning – "The applicant is advised that in order to satisfy any submission in relation to Condition 5 that"

Additional Condition and Directive

Condition

The existing landscaping strip along the south-west and south-east shall be maintained for the lifetime of the development and the hedge/shrub planting shall be maintained up to a height not exceeding the height of the proposed acoustic fence.

Reason: In the interests of residential amenity.

Directive

It has become apparent that Japanese Knotweed has been detected on the site. It is the applicant's responsibility to ensure the Japanese Knotweed does not spread to adjacent properties. It is therefore recommended that the applicant seek appropriate advice for its removal.

2. Application Number: 21/02714/FUL

Address: 715-717 Abbeydale Road, Sheffield, S7 2BE

Additional Representations from local residents

Seven additional letters of objection from local residents have been received (most replicating addresses that have objected previously), issues of which are summarised below, plus one further letter from a previous objector simply restating their earlier comments which are summarised within the main agenda report:

- there should be a bike stand outside the shop and this should be conditioned.
- continued concerns regarding highway safety with regard to servicing the shop
- there is asbestos present in the building which is of concern.
- the second storey window will overlook the garden, kitchen and landing windows and will limit natural daylight to the garden (No. 80 Coniston Road)
- there will be temptation for future occupants to use the flat roof areas as outdoor space.
- several neighbours were not notified (No. 74 and 82 Coniston Road)
- postal objections from Nos. 68 and 82 Coniston Road have not been uploaded to the Council website)
- the level of objection is significant and indicates the proposal should be refused
- the Velux windows will overlook neighbouring property (No. 76 Coniston Road);
- 6 windows overlook 74 Coniston Road;
- there is insufficient separation between proposed windows and existing neighbouring windows (No. 76 Coniston Road) as well as other neighbouring properties
- the requirement for only obscure glazing to the lower portion of the offshoot window is insufficient
- insufficient car parking
- insufficient outdoor amenity space, other residents have gardens, why shouldn't the future occupants of this development?

Response to Additional Representations

The handling and disposal of asbestos is covered by the Control of Asbestos Regulations 2012 and is therefore not a material consideration for this application.

The application provides secure bike storage for staff and residents and space is limited for effective bike storage outside the shop unit for customers. Nonetheless, Officers consider that provision for two Sheffield Cycle Stands could be accommodated on the forecourt area without adverse impact on the operational requirements of the business or pedestrian safety. An additional condition is therefore recommended below.

Report Correction

The report refers to a representation from Councillor Alison Teal. This was received when Alison Teal was a Councillor. However, following the May election Alison Teal is no longer a Councillor.

Amended Condition

Condition 2

Delete reference to 'Site Location Plan As published by the Local Planning Authority on 14th June 2021'

Additional Condition

No permanently fixed features for the display of goods shall be constructed or installed within the shop forecourt unless full details have first been submitted to and approved by the Local Planning Authority.

Reason: In the interest of the visual amenity of the locality and to ensure such features are of an appropriate quality.

Before the retail unit hereby permitted is brought into use two Sheffield Cycle Stands shall be provided on the forecourt of the premises in accordance with details that shall have first been submitted to and approved by the Local Planning Authority, and these shall be retained thereafter.

Reason: In the interests of promoting sustainable forms of transport.

3. Application Number: 20/03276/FUL

Address: Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ

Report Correction

The report refers to a representation from Councillor Alison Teal. This was received when Alison Teal was a Councillor. However, following the May election Alison Teal is no longer a Councillor.

Additional Representation

An additional representation has been received including a) photographs of felled trees – stated by the objector to be oak, sycamore and pine with TPO's in place on an adjacent site (former stable block); and b) a video demonstrating the diversity of bird life present in the trees destined for removal (contrary to the statement in the ecological assessment).

Response:

In terms of a) the trees were and are not subject of a TPO but are protected by virtue of being within the Conservation Area, and were indicated for retention on the approved plans, and by condition. It should be noted that this relates to a neighbouring site, in different ownership and being developed by a different developer. This will be investigated.

The video in b) pans around the site and birdsong can be heard. The ecological assessment did confirm that the trees provided suitable nesting habitat for a range of common birds.

Amended Condition

Condition 11

The condition at point b) contains an asterisk in brackets ‘(*)’ which should be deleted.

4. Application Number: 22/00723/FUL

Address: Land at Junction of Cobden View Road and Northfield Road, Sheffield S10 1QQ

Report Correction

There is a mistake on page 69, the paragraph that begins: The proposal may lead to some small increase in on-street parking.

The number of households mentioned should be 7,266 not 17,700 (that is the number of residents).

Additional Condition

Movement, sorting or removal of waste materials, recyclables or their containers in the open air from the commercial units shall be carried out only between the hours of 0700 to 2300 Mondays to Saturdays and between the hours of 0900 to 2300 on Sundays and Public Holidays.

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

Additional Condition

The retail units hereby approved shall be used only between the hours of 0700 and 2300 hours on any day of the week

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

Additional Representations

Two additional neighbour representations have been received. The points raised are detailed below:

Two previous developments have been withdrawn as officers didn't consider them to be satisfactory and it is not clear what has changed.

The development has no parking and this appears to be being mitigated for by providing cycle parking however a survey by Cycle Sheffield in 2020 indicated that only 1% of journeys are made by bicycle. The survey also refers to Crookes as a

ward having over 75% car ownership and is more up to date than the data used in the Officer Report.

The lack of a 5 year housing land supply cannot outweigh all other considerations.

Concerned that the application is recommended for approval and residents' concerns don't appear to have been taken into account. Members of the public were not made aware that the application was going to committee and are now unable to register to voice objections

Response

The majority of issues raised are addressed in the Officer Report. In relation to the previously withdrawn schemes, Officer concerns related generally to design issues with regard to scale and massing, amenity concerns for existing and future residents and overdevelopment. These issues have been addressed by the current proposal.