

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number 13/02249/RG3

Address Site of King Ecgbert's Upper School

Reserved Matters

The application has been amended to allow 'scale' of the dwellings to be considered as a 'reserved matter'. This does not affect the number of units or the layout of the roads and plots. The amendment is to allow greater flexibility for potential developers in selecting proposed house types. This could result in a different mix of units in terms of number of bedrooms and overall width, depth and height of dwellings. All such details will be fully considered as part of any subsequent application for approval of the reserved matters.

Amended Conditions

As a result of the additional 'reserved matter', Condition 3 requires amendment accordingly:

- 3 The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (a) Appearance; (b) Landscaping; and (c) Scale (matters reserved by this permission) shall have been obtained from the Local Planning Authority.

Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

Condition 11 (provision for Affordable Housing) is recommended to be amended in order to clarify that any off-site contribution is delivered within the local area:

- 11 Unless otherwise agreed in writing by the Local Planning Authority, any application for approval of reserved matters relating to this outline planning permission shall include a scheme, which shall be agreed in writing by the Local Planning Authority, for the delivery of affordable housing equivalent to 30% of the floor space of the development, or an alternative percentage to be determined through a Development Appraisal Viability Process, and such scheme and such appraisal shall make provision for a minimum of 6 no

affordable housing units to be provided within the development and shall include:

- a) the type and location of the affordable housing units
- b) the timing for the construction of the affordable housing units

The affordable housing units shall be provided for sale to a Registered Social Provider at the transfer price for the area at the time the detailed application is determined, pursuant to the Council's published Affordable Housing Interim Planning Guidance (2009 Update or any subsequent revision). Details of alternative arrangements for the remaining percentage of affordable housing provision to be delivered off-site within any of the Wards of Dore and Totley; Beauchief and Greenhill; and/or Fulwood by way of a financial contribution calculated in accordance with the current policy at that time, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Additional Representation

An additional representation has been received from a resident in Durvale Court. The points raised are summarised as follows:

- Proposals take no account of current use of site as a car park for playing field users – increased use of playing fields by community based sports clubs has become established over last 8 years and replaces the former use
- 20-50 cars parked on site between Sept and April often on Saturdays, always on Sundays and occasionally during week
- No proposals to reduce demand for playing fields car parking and makes no provision for such parking – will increase demand for on street parking which is already excessive in surrounding roads, and will also blight proposed development
- Suggests planning condition to require use of part of site for car parking, or reduce site boundary so that Council can make its own provision on its own land. Alternative partial solution would be to widen access road adjacent playing fields to better accommodate on street parking

The issues raised are generally covered in the Committee report. It should be noted that there is no provision for playing fields related car parking in the approved Planning Brief for the site and that any informal use of the site for car parking over the last 8 years does not constitute a change of use for planning purposes.

2. Application Number 13/02716/FUL

Address 95 Harcourt Road, S10 1DH

Additional Representations

Two further items of correspondence have been received, and can be summarised as follows:

- Owner of application property was fully aware of the restrictive covenant at purchase.
- Existing drainage system has blockage problems. Proposed extension will be over the drain and will potentially impact upon it.
- Excessive bins etc in the front garden.
- A restriction has been placed on flats/students/HMOs
- Over development of property
- Amended front dormer window is not substantially different from earlier version.
- Additional parking impacts. Neutral / positive comments regarding parking on street are not from residents of Harcourt Road. The Committee Report's observations, analyses and conclusions are not consistent with the Appeal Inspectors' observations (in relation to 102 Harcourt Road) or experience of residents. Parking situation on street is subject to many variables, and volumes currently appear to be lower than previously.
- The Report does not address issues relating to density of population / housing as covered by Core Strategy policy CS26.

The majority of these comments are covered within the Committee Report, and no further comment is necessary here on those aspects. In regards to the new comments, the following responses are relevant:

- This issue of building over a drainage pipe would be dealt with as part of the Building Regulations.
- Fluctuations in on-street parking circumstances are taken into account as part of the assessment on these issues, and such variations are typical within the city. Parking guidelines are used as a means of 'averaging out' likely impacts in the on-street parking situation in the vicinity of the application site, without being disproportionately influenced by circumstances at the point at which an application was assessed.
- Comments regarding population and housing density was covered in the 'Response to Representations' section of the report on page 35.

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