

**PLANNING AND
HIGHWAYS COMMITTEE: 28th January 2014**

SUPPLEMENTARY INFORMATION

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

- 1. Application Number 13/03792/FUL**
- Address Land between Philips Road and Lee Road and Land
 between 1 and 9 Leed Road**

Additional Conditions

The following additional conditions are proposed, which were inadvertently omitted from the agenda:

1. No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided
 - a) a minimum of 10% of the predicted energy needs of the of the completed development being obtained from decentralised and renewable or low carbon energy; and

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

2. The dwellings hereby approved shall be constructed to achieve a minimum standard of Code Level for Sustainable Homes Level 3 and before any dwelling is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that Code Level 3 has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

3. The existing dry stone wall to the eastern boundary adjacent to the garden of Plot 1 shall be retained and rebuilt as set out on the approved site plan (413/06(02)001 Rev J and shall thereafter be retained.

Reason: To protect the character of the area in accordance with Policy CS74 of the SDF Core Strategy.

4. No development shall commence until full details of measures to protect the existing trees to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2005 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development unless otherwise approved.

Reason: In the interests of the visual amenities of the locality.

5. Prior to the first occupation of any dwelling hereby approved, the applicant shall submit a management strategy for the long-term maintenance of the area of public open space to include management responsibilities and maintenance schedules. The open space shall thereafter be managed and maintained in accordance with the submitted strategy.

Reason: In the interests of site amenity and biodiversity.

2. Application Number: 13/02224/FUL

Address: 2 Larch Grove

Correction to the recommendation

The recommendation to this application should read 'Refuse with Enforcement Action'.

3. Application Number: 13/03286/FUL

**Address: Lidl Supermarket, Castlebeck Avenue and
322 and 324 Prince Of Wales Road**

Amended lay out plan

The applicant has submitted an alternative site layout plan since the agenda was published which moves the electricity substation east, on a level with the rear site boundary of 320 Prince of Wales Road. The impact of the substation on the amenities of the occupants of the neighbouring property has therefore decreased, although the fundamental concerns with the scheme as a whole remain valid and

the recommendation does not change, although slight changes to the refusal reasons are proposed.

Change to the reason for refusal:

‘The Local Planning Authority considers that the proposed development, by reason of the siting and external materials of the store, the extension of the car park and the unresolved conflict between pedestrians and vehicles, gives rise to a poor design which is detrimental to the character of the local townscape and contrary to the aims of Policy CS74 of the Core Strategy, the Manor Neighbourhood Development Framework and the National Planning Policy Framework.’

‘The Local Planning Authority considers that the development would be harmful to the amenities of the occupiers of the neighbouring residential property owing to the noise and exhaust fumes from vehicles in close proximity to the site boundary as a result of the extension of the car park. In these respects the proposal is contrary to Policy H14 of the Unitary Development Plan and the National Planning Policy Framework.’

Amended Directive

D89 The applicant is advised that this application has been refused for the reasons stated above and taking the following plans into account:

550 - 17 rev A received on 17/12/2013 and
550 - 16 Rev L received on 27/1/2014

4. Application Number	13/03688/RG3
Address	Gleadless Primary School Hollinsend Road

Amended condition 8

Each school phase shall not be used unless the car parking accommodation for 18 cars (Phase1) and 37 cars (Phase 1 and 2) as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

Delete Condition 32

Delete condition 32 the applicant is not proposing any variation to the site boundary treatment.

5. Application Number **13/03758/FUL**

Address **Former Woolley Wood Primary School**
Oaks Fold Road

Additional Information

The Environmental Protection Service has recently confirmed that the geo-technical & geo-environmental report that was submitted with the application adequately covers the requirements for a phase II contamination report as well as a remediation report so the only condition now required is for a final validation report. This means that some of the suggested conditions can be removed as follows:

Amendment to Conditions

Remove Conditions 5, 6, 7 & 8 as their requirements have already been satisfied.

Alter Condition 9 to insert the words '(ref: Eastwood & Partners 3rd May 2013)' after the words 'approved Remediation Strategy'.

Amendment to condition 2 replace Dwg. Nos. 02/25 (02) 200 and 02/25 (02) 201 with Dwg. Nos. 02/25 (02) 200 Rev. A and 02/25 (02) 201 Rev. A.

Additional Conditions

The following additional conditions are proposed, which were inadvertently omitted from the agenda:

1. Before the development is commenced details of integrated bat boxes to be incorporated into the development, in line with the recommendations of the approved Ecological Assessment, shall have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity.

2. Notwithstanding the details on the approved plans, before the development is commenced final building and site level details shall be submitted to and approved in writing by the Local Planning Authority. Cross sections shall be provided where requested. Therefore, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development and to protect the amenity of the site and nearby neighbouring occupiers.

Amendments to Open Space Contribution

The open space contribution listed in the Planning Committee report is incorrect. The amended financial contribution is £7,343.90