

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 14/00643/FUL

Address: Alsing Road

Replacement condition 2

The first drawing has been updated to incorporate the footpath works so the condition should now read as follows:

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

Drawing Numbers:
29351/001/003 Rev D;
29351/001/001 Rev H and
29351/001/P001

Reason - In order to define the permission

Representations

Two late representations have been received from staff at Meadowhall, highlighting the following concerns (many of which are operational issues rather than planning issues):

- Need to be clear on what is a legitimate reason for staff cars being in the main car park (eg dropping off and picking up family members or bringing them shopping on staff days off). There shouldn't be a fine imposed under these circumstances. What proof will be required?
- Needs to be a warning system in place rather than a system that fines you at the first infringement.
- No visible information issued on the scale of fines and little consultation with staff – there should be a trial period until staff are totally familiar with the new regime. Most staff are unaware of this new proposal.
- Security is a big concern due to lack of lighting which is a particular problem in the winter months when staff will feel vulnerable. There must be security guards and CCTV. Many staff work very late, particularly around Christmas, when public transport is not an option and the security at those times has been virtually non-existent in the past.
- What will happen when the staff car park is full (on Fridays and Saturdays) – what alternative measures will be put in place.

Response

A number of the points raised above are in respect of the operation of the system of fines. These are not planning considerations but have been addressed in the applicant's submission to a degree. They have stated that fines would not be imposed straight away and there would be a warning process. Signage will be clearly visible throughout the car parks. It is only continued abuse that will be tackled with enforcement. Any members of staff who are registered disabled will still be entitled to park in the main Meadowhall car park disabled spaces. In addition a buggy will be available to transport people from the staff car to the centre. There will be a gatehouse at the staff car park which will be permanently manned so there will be a permanent security presence on the site. Meadowhall will also be improving CCTV coverage on the links to the car parks and within them. The main retailers have been consulted via Meadowhall's retail committee but it is accepted that this may not yet have been disseminated down to staff. Improvements to the lighting of the car parks is required by condition and Meadowhall intend to design the car parks to meet the 'Park Mark' safer parking awards standards, which means that it will have met the requirements of a risk assessment conducted by the police.

2. Application Number: 14/01864/CHU

Address: 503 Ecclesall Road

An additional representation has been received from Cllr Jayne Dunn.

Points raised:

The Cllr support the comments made by both community groups, and local residents in their concern for diversity in the area and concerns regarding the concentration of bars cafes and restaurants in the area.

The Cllr requests that conditions to be attached to the application to achieve the following.

1. Adequate sound proofing, and ventilation for the flat above. The tenant must not be subjected to noise and cooking smells in their home.
2. Hours be restricted to no later than 23.30 at weekends
3. The applicant provides litter bins and polite notices re dropping of litter, and being respectful on their walk home regarding noise etc.
4. We are able to reassess any licence/conditions once the local plans come into effect

Officer comments:

Conditions relating to noise attenuation to the first floor flat and hours of opening have been recommended in the Officer report

No condition relating to a litter bin has been recommended as these are normally limited to hot food take-aways rather than cafes and restaurants.

Control of customer behaviour is not a planning matter.

Licensing is not a planning matter.

The Local Planning Authority cannot alter the conditions pertaining to a planning permission at a future date based on changes in policy.

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