

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number 15/01264/RG3

Address Tinsley Green Centre, 34A Norborough Road, Sheffield, S9 1SG

Clarification on Parking Numbers

With the Committee Report the Proposal Section identifies the provision of 52 parking spaces and additional provision including mobility parking. The Highways Section of the Committee Report then identifies a different number of spaces, which were to be finalised on an amended layout plan, in which the applicant would introduce a drop-off style layby into the car park area. The final parking figures are:

1. 44 General Purpose Spaces, including two enlarged spaces.
2. 5 Dedicated mobility spaces.
3. One dedicated drop lay-by style drop-off space that can accommodate a minibus.

Representation from the Director of Public Health

A representation has been received by the Director of Public Health, which is summarised as follows:

Sheffield City Council Public Health broadly supports the proposals.

A Health Impact Assessment concluded that the new site would reduce exposure to both air pollution and noise experienced by children attending schools on the current sites.

It is estimated that children spend 30-40% of time in school, and that schools are therefore the most important environment other than home to influence children's health.

The current site of the nursery, infant and junior school is adjacent to the M1 motorway and to Bawtry Rd bringing children in close proximity to air pollution caused by road traffic and to noise pollution. Children are actively growing and breathe higher volumes of air relative to their body weights compared to adults and are therefore more vulnerable to the effects of air pollution. The move to Tinsley Green would put the school children a greater distance away from a major source of air pollution and noise pollution in the area.

Environmental noise can induce a stress response, and in children has been linked to poor academic performance. Primary data of noise monitoring carried out at Tinsley Junior School appeared to exceed the WHO guideline levels for schools; whereas mapping data for the proposed new site suggested a subjective halving of current noise levels.

Sheffield City Council Public Health in making this comment, considered the public health impact of the loss of 25% of local green space. However, it was considered that on balance, the replacement of the existing Junior School site with shared use green and open space including retention of playing fields would mitigate the loss of local green space.

Additional Representation from Member of the Public

An additional representation has been received from a resident of Norborough Road. This raises the following issues:

- Traffic that a new school on Tinsley Green will generate will result in congestion as is the case with the existing school sites.
- The new school will take away much loved green space that local residents have enjoyed for many years.
- The new school could soon be an academy which will mean the council will have very little say over how the school will operate.
- Building a three story building will also be out of keeping with any other building in the park and area.

With the exception of the academy comment the above matters have been addressed in the Committee Report. However, for completeness below is a brief response to all points raised:

- Traffic that a new school on Tinsley Green will generate will result in congestion as is the case with the existing school sites.

The submitted Transport Assessment and additional Transport Note have modelled relevant junctions around the site. The results of these assessments demonstrate that these junctions will still operate within capacity if the development goes ahead. In addition, suitable capacity has also been identified on the surrounding highways to accommodate the drop-off and pick-up demands.

- The new school will take away much loved green space that local residents have enjoyed for many years.

As compensation for the loss of approximately 25.74% of the existing Green, some of which is already developed, the creation of new publically accessible open space on the existing Junior School site will provide the community with approximately 2.79 hectares of new green space and, when the 1.03 hectares lost on The Green is subtracted, this will result in a quantitative increase.

- The new school could soon be an academy which will mean the council will have very little say over how the school will operate.

This is not a material planning consideration and this matter would be governed by separate guidelines.

- Building a three story building will also be out of keeping with any other building in the park and area.

The height of the building will be two storeys, but it will appear as up to three owing to the nature of the parapet. This height is considered appropriate and is reflective of the height of the adjacent two storey residential properties when their roof form is accounted for.

Additional Condition

The final wording of an archaeology condition has been agreed with South Yorkshire Archaeology Service, which is as follows:

AR1

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

Amendment to Condition 2

Several reference numbers for final amended plans needed to be confirmed and these have now been received. The revised completed condition should now read:

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

Site Plan Ref: **493-003D received via email dated 30 June 2015.**

Elevation Plans Ref: TMS-BBA-Z0-ZZ-DR-A-03010-P6 & TMS-BBA-Z0-ZZ-DR-A-03013-P6 received via email dated 17 June 2015.

Floor Plans Ref: TMS-BBA-Z0-GF-DR-A-02010-P5 & TMS-BBA-Z0-01-DR-A-02010-P5 & TMS-BBA-Z0-RF-DR-A-02010-P5 scanned date 21 May 2015.

Section Plans Ref: TMS-BBA-Z0-ZZ-DR-A-04011-P5 & TMS-BBA-Z0-ZZ-DR-A-04010-P5 (scanned date 21 May 2015).

Section Plans Ref: TMS-BBA-Z0-ZZ-DR-A-07505-P7 & TMS-BBA-Z0-ZZ-DR-A-07506-P5 received via email dated 17 June 2015.

Landscape GA Plan Ref: **493-001F received via email dated 30 June 2015.**

Hard Works Plan Ref: 493-007A scanned date 21 May 2015.

Planting Plan Ref: 493-009 scanned date 21 May 2015.

Fencing Plan Ref: 493-002B scanned date 21 May 2015.

Roof Garden Plan Ref 493-004B scanned date 21 May 2015.

Reason: In order to define the permission.

Amendment to Condition 9

Following consultation with Sport England a slight amendment is required to ensure they are consulted on the final details of the community use agreement:

The revised condition should now read:

Before the building is brought into use a completed Community Use Agreement shall have been submitted to and approved in writing by the Local Planning Authority, **after consultation with Sport England**. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The building/use shall be operated in accordance with this agreement thereafter and any subsequent changes must be agreed in writing with the Local Planning Authority.

Reason: To ensure suitable access and provision to facilities is secured for wider community benefit.

Amendment to Condition 10

Several reference numbers for final amended plans needed to be confirmed and these have now been received. The revised completed condition should now read:

Unless alternative timeframes and/or locations within The Green are agreed in writing by the Local Planning Authority, before the school use commences the following shall have been provided in the locations identified on the approved

Landscape GA Plan Ref: 493-001F received via email dated 30 June 2015 to the satisfaction of the Local Planning Authority:

1. Relocated Public Play Area (marked 6 on the approved plan).
2. New and modified paths (marked 8, 9 & 23) on the approved plan).
3. New MUGA (marked 10 on the approved plan).
4. Existing early years play equipment (marked 22 on the approved plan).
5. Community Gathering Space (**marked 7 on the approved plan**).

In addition, the existing cricket practice nets shall have been relocated in accordance with **Site Plan Ref: 493-003D received via email dated 30 June 2015**.

Reason: To ensure existing facilities are retained for the existing community and to help mitigate the impact of the development.

2. Application Number 15/01265/RG3

Address Tinsley Junior School, Bawtry Road, Sheffield, S9 1WB

Additional Information

The applicant has provided a Bat Emergence Survey in relation to the existing Junior School Building. This survey did not record any bats emerging from the complex of buildings.

Amendment to Condition 2

Following consultation with Sport England a slight amendment is required to ensure they are consulted on the final details of the community use agreement:

The revised condition should now read:

Before the new public open space is brought into use a completed Community Use Agreement shall have been submitted to and approved in writing by the Local Planning Authority, **after consultation with Sport England**. The Scheme shall include details of hours of use, access, management responsibilities, including any pricing policy for the use of the sports pitches, and include a mechanism for review. The use shall be operated in accordance with this agreement thereafter and any subsequent changes must be agreed in writing with the Local Planning Authority.

Reason: To ensure suitable access and provision to facilities is secured for wider community benefit.

3. Application Number 15/01291/FUL

Address Thorncliffe Arms, 135 Warren Lane

Corrections

Page 40, 2nd para. Delete "16.5m" and replace with "between 7 -9m"

Conditions

Condition 2 Replace 14944-A1-03 with 14944-A1-03-A

Page 41 Highways

The disabled parking has been moved to the parking area at the north west of the site. The parking area to the south east side will remain as it is.

4. **Application Number** **15/00739/FUL**
- Address** **Curtilage of 172 Prospect Road, Bradway**

Amended Description

‘Erection of 1no. detached dwelling house with integral garage, separate hard standing, provision of landscaping and amenity space’.

Additional Representations

The applicant submitted amended plans which proposed the erection of one dwellinghouse rather than three on the 19 June 2015. Letters were sent out to the neighbours notifying them of the changes and following on from the amended plans being submitted, six additional representations have been received.

Two of the representations object to the proposal and stress that the comments originally raised regarding the heritage of the property and its setting, still stand.

Another of the representations states there are no objections to a single dwelling, however, there are concerns regarding the dwellings’ position. It is too close to the Prospect Road boundary, causing imbalance in the street scene, where all houses are set well back from the boundary. Would prevent scope for a front garden and landscaping, and give poor privacy to occupants. Too close to house opposite at no159 Prospect Road impacting on privacy. Would impact on parking in hardstanding to front of garage. Issues could be resolved by repositioning of dwelling, and modifications would help it to comply with historical setting.

Three of the representations support the proposal and state that the amended plans have satisfied most of the original concerns. One of these has queried whether the site will be landscaped with a hedge/ screening vegetation to increase privacy and this has been addressed in the Officer’s report. Conditions regarding landscaping have been recommended. A 2nd letter of support queries whether further permission will be sought. Any further application would have to be assessed based on its merits and circumstances. A 3rd letter of support states there seems to have been lots of additional housing in gardens, and this appears to be the least intrusive option compared to 3 dwellings.

Additional Condition

Before any hard surfaced areas are constructed, full details of all those hard surfaced areas within the site shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall provide for the use of porous materials, or for surface water to run off from the hard surface to a permeable or

porous area or surface within the curtilage of the dwellinghouse. Thereafter the hard surfacing shall be implemented in accordance with approved details.

Reason: In order to control surface water run-off from the site and mitigate against the risk of flooding.

5. Application Number 15/00731/FUL

**Address Minalloy House, 10-16 Regent Street and
2 Pitt Street, S1**

An objection has been received from Cllr Robert Murphy. The concerns raised by Cllr Murphy – which include the below standard privacy distances between habitable room windows, the excessive height of the development and the contravention of policy CS41 (a) – have been addressed in the original report to committee. However, in relation to privacy distances, Cllr Murphy made clear in subsequent correspondence that he does not consider it to be fair that city centre residents are not subject to the same guidance as residents in other parts of the city. He is also sceptical that the suggestion of converting adjoining flats in the future is a viable option considering that they are likely to be under different ownership.

6. Application Number 15/00138/FUL

**Address Whirlow Grange Conference Centre
Whirlow Grange Drive, S11 9RX**

Updated Recommendation

A satisfactory completed Legal Agreement has been received and the recommendation should now therefore read:-

‘Grant Conditionally Legal Agreement’

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