

PLANNING AND HIGHWAYS COMMITTEE – 7 June 2016

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number: 16/01391/FUL**

Address: Area outside Tank Nightclub, 53-55 Arundel Gate S1 1DL

Amendment to refusal reasons

Adjust reason 1 to read as follows:

The Local Planning Authority consider the design of the proposed boundary fence, by reason of its materials, siting, detailing, large extent and temporary nature is out of keeping with the character of the area and would have a detrimental impact on the street scene. The use of such a large area as an outdoor drinking area associated with a nightclub also has the potential to prejudice the future development aspirations of the area. It is therefore contrary to Policies S10 and BE5 of the Unitary Development Plan and Core Strategy Policy CS74.

Remove refusal reason 2 as it has been clarified that no part of the manned exit point gate extends over the public highway or a public right of way.

Add Directive

The applicant is advised that a reduced outside terrace area associated with the night club use, set back further from Arundel Gate, is likely to be considered in a more favourable light, as previously suggested by officers.

Representation from Agent

The applicant's agent is concerned that the officer report on page 19 states that planning permission is being sought to erect the Herras fencing on a permanent basis. They argue that this is not the case as it is removed outside operational hours. By way of clarification, the officer report does make this clear, but it is still the case that the application seeks planning permission on a permanent basis to keep installing the temporary fencing over a large area during operational hours.

The applicant also wishes the following points to be considered:

- The design of the fence was agreed by South Yorkshire Police, the environmental protection service and the Fire Safety Officer
- There is no live or amplified music in the outside area
- The possibility of alternative fencing designs has been explored with South Yorkshire Police. It is not possible to erect a permanent structure. The fencing proposed is anti-climb and commonly used for temporary events throughout the city

- The existing premises licence requires that the outside drinking area is defined by barriers to stop customers spreading further over the forecourt.
- South Yorkshire Police have recently praised the professional nature of the door staff at the premises

Officer Response

The above points are all in relation to matters of health and safety rather than planning considerations and in this respect they are not felt to be particularly relevant to the determination of this application. The applicant has been asked to reduce the proposed area so that it accommodates fewer people and can be set further back into the site such that it is not so visually intrusive but the applicant has declined to offer this as a solution.

2. Application Number 15/03890/FUL

Address Dyson Place / Gordon Road, Sheffield, S11 8XU

Amended Recommendation

Given recent IT system upgrade issues neighbour re-notification to 2 neighbouring occupiers was not valid as the amended drawings were not able to be viewed. As a result, it has been necessary to undertake revised notification which expires on 17th June 2016.

As such, the recommendation should be changed from "Approve subject to Conditions", to "Minded to Approve subject to Conditions", pending the expiry of the re-notification period. Officers propose that power to determine the application would then be deferred to the Delegated Officer, provided that no representations are made as a result of this re-notification or, if any representations are made they only incorporate issues already covered in the committee report or raised and discussed at the committee meeting. Should any representations be received that comment upon other issues not considered by the committee, then these would be discussed with the Committee Chairs to determine if the matter needed to be dealt with at a later committee meeting or whether it was able to be dealt with as a delegated item; the final decision of such resting with the Chairs.

Amended Conditions

Delete Condition 37

This condition deals with the requirement surface water to run through interceptors, however, given the limited amount of parking provision there is no necessity for this condition as it is only applied to circumstances involving much larger parking areas.

Additional Condition

No 35.

The residential units shall not be occupied until details of a scheme have been submitted to and approved by the Local Planning Authority to ensure that future occupiers of the residential units will not be eligible for resident parking permits within the Sharrow Vale Centre Permit Parking Zone. The future occupation of the residential units shall then occur in accordance with the approved details.

Reason: In the interests of highway safety and the amenities of the locality.

Additional Directives

3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

4. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received a signed consent under the Highways Act 1980. An administration/inspection fee will be payable and a Bond required as part of the consent.

You should apply for a consent to: -

Highways Adoption Group
Development Services
Sheffield City Council
Howden House, 1 Union Street
Sheffield
S1 2SH

For the attention of Mr S Turner
Tel: (0114) 27 34383

5. You are required as part of this development, to carry out works within the public highway: As part of the requirements of the New Roads and Street Works Act 1991 (Section 54), 3rd edition of the Code of Practice 2007, you must give at least three months written notice to the Council, informing us of the date and extent of works you propose to undertake.

The notice should be sent to:-

Sheffield City Council
Town Hall
Penistone Street
Sheffield
S1 2HH

For the attention of Mr P Vickers

Please note failure to give the appropriate notice may lead to a fixed penalty notice being issued and any works on the highway being suspended.

6. Before the development is commenced, a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any deterioration in the condition of the highway attributable to the construction works shall be rectified in accordance with a scheme of work to be agreed with the Local Planning Authority.

3. Application Number 15/04196/FUL

Address **Creevela Works, Parsonage Street, Parsonage Crescent**

The agent has carried out evening parking surveys in the immediate locality. The results are set out in the report attached to this document.

4. Application Number 16/01133/FUL

Address **Land Between New Street and North Church Street**

Remove Condition 3, 4, 9 and 10:

An updated version of the ground investigation report; (T/16/1731/GIR; 27th May 2016 – Issue 1.3) has been submitted since the publication of the Committee Report. The Environmental Protection Service has considered the content and advised that gas monitoring is now completed sufficiently to establish the site as CS1 whereby no gas protection system required for carbon dioxide or methane.

Condition No.5 to be replaced by:

The monitor and control of the emission of dust during any demolition and construction works shall be carried out in accordance with the Dust Management Section of Traffic Management Plan document submitted in the email received on 2 June 2016 (by Clare Plant, Subject 06.02.CP.JMRYK5033.Crown House Conditions).

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

Amended Condition No. 18:

Within 3 months of the date of this decision, full details of arrangements which have been entered into to secure the reconstruction of the footways adjoining the site as well as the proposed design of a shared pedestrian / cycle route leading from West Bar along Scargill Croft and New Street to the main resident cycle store facility shall have been submitted to and approved by the Local Planning Authority. The details shall include the detailed materials specification that is proposed to be used as well

as the proposed design of the pedestrian / cycle route. The approved details shall have been implemented before the development is brought into use.

Reason: In order to ensure the appropriate quality of development and provide appropriate facilities for sustainable transport modes.

Amended Condition No. 34:

The means of ingress and egress for vehicles engaged in the construction of the development shall be carried out in accordance with the details in the Traffic Management Plan document submitted in the email received on 2 June 2016 (by Clare Plant, Subject 06.02.CP.JMRYK5033.Crown House Conditions). Thereafter, ingress and egress for such vehicles shall be obtained only at the approved points.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.

Additional Yorkshire Water Condition:

Yorkshire Water has provided a consultation response and raise no objection to the application proposal. It is advised that Yorkshire Water have had a pre-application meeting with the developer prior to the submission of this application

The foul water drainage arrangements shall be carried out in accordance with the Drainage Strategy overview (prepared by Tier Consult – Report T/15/SY 571).

Reason: In the interests of satisfactory and sustainable drainage.

Additional Drainage Condition:

Prior to installation of any surface water drainage works full details of the following information shall have been submitted to and approved by the Local Planning Authority:

1. Details of the drainage model for the proposed system, including details of the surface water pump operations and calculations to demonstrate that surface water discharge shall be at least 30% compared to the existing peak flow. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 litres per second per hectare should be demonstrated;
2. Details of the arrangements for surface water infrastructure management (including operations in the event of failure of the surface water pump); and
3. Details of exceedance flows.

The development shall thereafter be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure surface water flooding and pollution management.

Additional Directive:

The applicant is advised that, in the event that any unexpected un-natural ground or contamination is encountered at any stage of the development process, or if the final site layout is amended to include any interruption of hardstanding (to accommodate soft landscaping or otherwise), the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority.

5. Application Number: 15/04439/FUL

Address: Land between Harborough Avenue, Raynauld Road and Fretson Road, S2 1QR


Revised wording – Condition 4

One further representation has been received from the applicant requesting a slight change to condition 4. Owing to the nature of the proposal and the difficult circumstances surrounding the development of the site, the applicant has requested that as outlined in policy CS65, the condition is changed to include the phrase 'unless shown not to be feasible and viable'. It is still considered that at this stage that the above condition can be met; however, it is considered that the condition should reflect policy CS65 with this additional wording. It is therefore proposed that condition 4 should read:

"No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy. Unless shown not to be feasible and viable, any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and 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."

CAR PARKING SURVEY MAY 26TH 2016 RELATING TO PROPOSAL FOR 6 APARTMENTS

The survey was carried out on May 26th at 7.00pm on the streets in the immediate vicinity of the application site.

The map below shows the vacant spaces in their respective positions. The spaces are shown as a red line  with a number in red, indicating the amount of space for parking an average sized car.

The map reveals that there were the following number of spaces on each street.

Parsonage Street = 21

Parsonage Crescent = 9

Providence Road = 13

This survey therefore demonstrates that there is not a severe parking problem in the area. This proposal which provides 7 on-site spaces has no potential to create parking problems in the locality.



The following photographs show the vacant parking spaces referred to above



Figure 1 view north-westwards from junction of Parsonage Street and Walkley Crescent



Figure 2 view of frontage of application site on Parsonage Street



Figure 3 View eastwards along frontage of site on Parsonage Crescent



Figure 4 View south down Providence Road from junction with Parsonage Crescent

SECOND PARKING SURVEY

Creevela Works, Parsonage Street

This was carried out at 8.00pm on Monday 6th June and supplements the survey submitted on 3rd June and relates to the same streets.

This revealed the following number of free parking spaces on the adjacent streets :

Providence Road 22 spaces
Parsonage Street 23 spaces
Paesonage Crescent 4 spaces

The following photos illustrate the situation

Figure 1 view down Providence Road



Figure 2 Lower down Providence Road



Figure 3 View up Parsonage Street



Figure 4 View further up Parsonage Street



Figure 5 View on Parsonage Crescent along site frontage