

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **16/03624/FUL**
Address **Site of 82-84 Winter Street**

Representation

CycleSheffield have set out a number of concerns over the right turn from Bolsover Street/Winter Street junction into the University at the Arts Tower and have put forward a proposal to improve safety for cyclists at this point. It has been requested that this be brought to Member's attention.

This is not part of the application but has been forwarded to Highway Services for their consideration.

2. **Application Number** **16/02627/FUL**
Address **Land to rear of 45 -47 Rodney Hill, Occupation Lane**

Representations

A further 5 representations have been received objecting to the proposal taking the total from the second round of consultation to 11.

The representations from the second round of consultation include one from Bradfield Parish Council and one from the Loxley Valley Protection Society. They all re-iterate the points previously made in the first round of consultation and are summarised in the Committee report. No new issues have been introduced.

The issues raised in these representations briefly comprise:

- Concerns that the development would be further within the root protection area of TPO'd trees;
- The development would still result in overlooking and would be overlooked by the frontage properties on Rodney Hill;
- The development concealed in part behind high retaining walls would have an overbearing impact upon neighbouring properties and gardens;
- The proposal would have an adverse impact upon the character and appearance of the area, in particularly Occupation Lane;
- The site is still unsuitable for development;
- Living conditions for the occupants of the new house would be substandard with little in the way of natural light or outlook.

The additional representations received do not alter the Officer recommendation.

3. **Application Number** **16/02518/OUT**

Address **Development Site Bounded By Corporation Street /
Bridge Street / West Bar/Bridge Street**

Report correction

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Scale and massing

One of the two taller building locations on the site is referred to as being located in the south east corner of the site – it should refer to the south west corner of the site.

Key view analysis

The reference to minor impacts on views southwards from parts of the city centre should refer to minor impacts on views northwards from the city centre.

AMENDED CONDITION 38

Any hotel bedroom accommodation forming part of the development hereby permitted shall not be brought into use unless a scheme of sound insulation works for that hotel accommodation has been implemented and is thereafter retained. Such works shall:

- a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
- b) Be capable of achieving the following noise levels in hotel bedrooms:
Noise Rating Curve NR30 (2300 to 0700 hours);
Noise Rating Curve NR35 (0700 to 2300 hours).
- c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

Reason: In the interests of the amenities of the future occupiers of the building.