

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 16/03776/FUL

Address: 40 Walkley Crescent Road, Sheffield, S6 5BB.

2 additional letters of representation has been received objecting to the proposal the issues raised are summarised as follows:

- Demolition of the existing stone house would detrimentally affect the character of the neighbourhood.
- The over-development of land vacated by the demolition of old properties has already taken place on this road.
- Neighbouring properties have had difficulty getting out of there drives as car parked on the opposite side of the road leave insufficient space. This issue will be exacerbated by the proposed development. This issue could be overcome by reversing the layout of the site so the garage and drive of the new dwelling is located alongside No.40 Walkley Crescent Road.
- Reversing the layout of the proposed dwelling (adjacent to no.40 Walkley Crescent Road) would also prevent overlooking and reduce overbearing of the adjacent property as the highest points of the dwellings would not be on the site boundary. It would also allow more light to be received into the kitchen window located on the side elevation of No. 40 and the rear conservatory.
- The above changes would make No.40 more marketable.
- Accurate measurements about height difference cannot be determined from the plans as the site levels vary.

Response to representations.

In relation to site levels a site section has been provided which demonstrates that there is no significant change in level from the front to the rear of the site. However in order to avoid any issues with the setting out of the property a condition will be imposed requiring details of the plot and garden levels to be submitted for approval.

The marketability of a property is not a planning issue.

All other issues raised are covered in the committee report.

The applicants have provided the following comments in support of the application as they are unable to attend the committee meeting;

We are the applicant in the above application and are not able to attend the Planning Committee 18/04/16 but would like to make you aware that we have carefully considered the objections to our application and tried where possible to address all concerns.

We have considered all options with regards to retaining the existing building but unfortunately it is not financially viable to do so, the property is in a very poor state of repair, all internal floors are rotten and cracks have developed in walls and ceilings, in some areas large enough to fit a hand in. The property has received little maintenance in the 60 years it was owned by the previous family and unfortunately is now beyond repair.

We are a small family run company and our intention is to create high quality homes for occupation by many future generations. The proposed new dwellings will offer modern, energy efficient family homes that we believe, will enhance the local area.

Ecology issues

The applicants have undertaken a bat survey report to identify and assess the potential for roosting bats and nesting birds within the building and in the immediate vicinity of the site, the report also considers any required mitigation.

The survey was undertaken in April and although this is considered to be a sub optimal time to survey bats (optimal time being May to August) the scope and timing of the survey was discussed and agreed with the Councils ecology section, as recent increased average temperatures and the presence of bat foraging and commuting activity is considered to provide reasonable conditions for the assessment to take place and produce reliable results.

An internal and external visual inspection of the site was undertaken and whilst one bat was noted as foraging in the locality no evidence of bats or bat related activity were found with the building, and the structure was classified as being of low suitability to support bat roosts.

Notwithstanding the above the bat survey recommends a series of best practice methods relating to the demolition of the building which will be secured by planning condition along with a requirement to include a bat boxes in the new dwellings to enhance the biodiversity of the site. Also should the demolition not be undertaken within 1 year of the date of the survey (April 2017) further surveys will be required to establish the presence of protected species.

No evidence of nesting birds or bird activity was found, however the building has the potential to support nesting birds and should the demolition take place during the bird nesting season (March to August inclusive) a pre demolition check is required to be undertaken by a suitably qualified ecologist, should nesting birds be found the demolition must cease until chicks have fledged. Again adequate protection of nesting birds can be secured by condition.

In light of the above the proposal is considered acceptable from an ecology perspective.

Additional conditions

Prior to the commencement of development details of the finished plot and site levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details

Reason: In the interests of the amenities of neighbouring properties.

Should demolition not take place before April 2018 a further bat survey/breeding bird survey shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following:

- A). An up to date bat and nesting/breeding bird survey of the building to confirm the presence of and location of bat roosts and bird nests (internal and external inspections of buildings required);
- B). Details of mitigation and avoidance measures during demolition/clearance works and as part of the construction.
- C) Time scales for the demolition and clearance of the relevant buildings.

The development shall be carried out and completed in strict accordance with the approved bat/breeding/nesting bird survey, mitigation and avoidance measures and demolition timescales.

If the building is not demolished in the timescales agreed under part C) of this condition a further breeding/nesting bird surveys will be required in accordance with parts A) , B) and C) of this condition.

Reason: To ensure that bats and breeding/nesting birds, are not adversely affected by the development.

The demolition of the building shall be carried out in accordance with section F.2.1 (Method Statement for contractors Building 1) of the Bat Survey report (project ref: 1268 rev A dated April 2017) prepared by accessEcology or any subsequent method statement for demolition associated with the requirements of the above condition.

Reason: To ensure that bats and breeding/nesting birds, are not adversely affected by the development.

Should demolition take place within the bird nesting season (March to August inclusive) prior to the commencement of any demolition works a pre demolition check shall be carried out by a suitably qualified ecologist to establish the presence of nesting birds. If active bird nests are present in the building, demolition works can only proceed once all chicks have fledged.

Reason: In order to ensure that nesting birds are not adversely affected by the development.

Within three months of the development commencing details of 3 bird and 3 bat boxes (suitable for crevice dwellings bats), including the type and location of the boxes to be integrated into the building shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of biodiversity.

2. Application Number: 17/00516/OUT

Address: School Street Mosborough

Update on Ecological Issues

As detailed in the officer report, the ecological appraisal made a number of recommendations which related directly to the woodland area to the east of the site, which is outside the site boundary.

The agent has confirmed that the ownership of this part of the site is unclear and consequently some of the ecological mitigation recommended, such as tree planting and fencing cannot be undertaken.

Nevertheless, it is noted that this area was not included in the previous approval and this area of woodland will still provide a valuable habitat for any displaced species. Additionally, there is an area of woodland to the north of the site, which will undergo improvements and provide an enhanced habitat for protected species.

Drainage

Issues relating to drainage have recently been raised and in particular the presence of a water course/brook in the woodland area to the north of the site close to Station Road.

In order to ensure that the development of the site does not have an adverse impact in terms of drainage/flooding, a number of conditions are recommended as detailed below. These conditions will ensure the surface water from the scheme will have a restricted run-off.

It is also worth noting that the site is in flood zone one, and so has a very low probability of flooding. In addition, the land to the north of the site is set at a lower level than the proposed dwellings and so the dwellings themselves will not be at risk of flooding.

Additional Conditions

1. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

Such works shall be achieved by sustainable drainage methods and should the design not include sustainable methods, evidence shall be provided to show why sustainable drainage methods are not feasible for this site. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

2. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second. Before the use of the development is commenced, a validation test to demonstrate that the necessary equipment has been installed and that the above flow rate has been achieved shall have been carried out and the results submitted to and approved in writing by the Local Planning Authority.

Reason: In order to mitigate against the risk of flooding.

3. Application Number 16/04749/FUL

Address Griffs Fireclay Works And Land To The North Of Griffs Works, Stopes Road, Sheffield S6 6BW

Recommendation:

No change to recommendation.

In list of directives:

Delete directive no. 11 (repeat of directive no. 8).

Add new directive:

As the proposed development will involve the closing/diversion of a highway(s) you are advised to contact the Principal Engineer of Highway Information and Orders, Development Services, Howden House, 1 Union Street, Sheffield, S1 2SH, as soon as possible.

4. Application Number 16/04750/RG3

Address Former Bannerdale Site, 152 to 194 Carter Knowle Road, Sheffield

Representations

1. A further two representations have been received from local residents which raise the following issues:

- Given the popularity of sledging on the slope to the south of the fence, any approval should require re-landscaping of contours to enable sledging in the future.

In response, this matter has been discussed with the applicant's team who have stated that this is not possible. From their perspective designing a slope to encourage sledging creates liability issues. It has also been pointed out that this condition would not pass the requisite tests that need to be met for a condition to be deemed as enforceable.

The Planning Service agrees that this condition would not meet the test for the works to be required to make the development acceptable. Therefore it is not a reasonable condition.

- There was a failure in not considering the site of the former Bannerdale Centre for the school development.

In response and with a caveat that this scheme needs to be judged on its own merits, the following is a reminder of the background, including issues surrounding the former Abbeydale Grange School site.

The final decision to close the former Abbeydale Grange School was taken by Cabinet in February 2010 and the school was closed in July 2011. The school was judged inadequate by Ofsted and was very unpopular with local families (around 85-90% chose other schools).

Following a review Cabinet concluded that closure was the only secure option and the decision was taken in the knowledge that births were rising and that in the future extra places would be needed in the city. The exact geography of the growth was less certain at that time and there have been demographic shifts since, resulting in rapidly increasing numbers of young families moving into the southwest, focussing more pressure on this particular part of the city.

The school proposal has more recently formed part of a longer piece of work around a masterplan for the Bannerdale site. Cabinet only decided to commission a new school on the site in February 2016. The report concluded that the proposals put forward represent the best outcomes when balancing the various priorities including ensuring access to great, inclusive schools in every area of the city and meeting housing needs.

- Objections to loss of Green Space and around the lack of confidence about the community use agreement are covered in more detail below.

2. A further representation has been received from the Carter Knowle and Millhouses Community Group.

Many of the issues raised are covered within previous representations and responded to within the committee report being presented at today's meeting. However, the key issues raised are summarised below, as are the responses of the Planning Service.

- The application is a major public development with wide ramifications, and compliance with Council's broader aims is essential.

In response, it is considered that the committee report demonstrates sufficiently the schemes compliance with the Council's broader aims and objectives.

- New school places are needed city wide and not in the south-west. One example offered relates to figures taken from Council's primary school census, which the representation states do not show excessive numbers of children currently in primary schools in the south of Sheffield.

In response, there is an identified need for additional secondary school places in the south-west of Sheffield, which is clearly evidenced within the committee report. As an example, 60 temporary places for year seven students were needed last year and there is an expected 10% rise in the population for this area of Sheffield over the next two intakes.

- School's internal design isn't adequate, being a little larger than minimum requirements.

In response, as the building is larger than minimum requirements there is no planning objection.

- Outdoor space provided is said to exceed Government guidelines, but this isn't backed up by figures and the surrounding open space is being used to compensate for the lack of soft space within the school's perimeter.

In response, the area allocated to the school has been restricted in order to limit the loss of surrounding publically accessible open space. In addition, the committee report does reference figures to help an understanding of the suitability of the external spaces provided. The report concludes that, given the balance of considerations, the provision is acceptable.

- The scheme reduces overall open space and improvement to the sports pitches do not amount to compensation for loss of informal open space. Therefore the scheme doesn't satisfy Policy CS47 within the Sheffield Development Framework Core Strategy.

In response, the loss of this open space is regrettable and the committee report makes it clear that Policy CS47 is not complied with. However, it is considered that the need to provide a new secondary school in the area outweighs any objections in this regard.

In addition, there is a degree of compensation being offered to help mitigate the loss and this includes the upgrading of the two sports pitches to the west of the site and the payment of £160,000 for replacement or upgrading of alternative sports facilities off-site. In addition, facilities within the site will also be available for community use and this will be secured through a community use agreement.

The community use agreement will allow access to a number of facilities, including the Multi Use Games Area and the two sports pitches.

To help facilitate community use there will be a secondary entrance on the northern elevation, which allows for a segregated internal area to be created and provides direct access to internal facilities such as the changing rooms, the activity suite, the main hall, and the drama studio. The car park will also be made available out of hours.

- In response to previous neighbour representations the applicants planning agent provided a written response. In this response the community group's objections had been referenced against the Green Space Framework, which isn't a published document. The Groups objection was in relation to the National Planning Policy Framework and Sheffield Development Framework Core Strategy Policy CS47.

In response, the committee report has been written with due regard to both the National Planning Policy Framework and Policy CS47.

- Gas monitoring relates to occupational exposure levels for adults, which isn't appropriate for a school given the greater sensitivity of children. In addition, a Remediation Strategy has not been submitted with this responsibility being passed to others.

In response, the Environmental Protection Service have been involved and offered guidance in relation to land contamination issues throughout the process, which includes during the intrusive investigations. Officers are satisfied that this process has been completed in a robust comprehensive manner and accords with best practice.

In addition, it is considered that the ground conditions and associated risks are now fully understood and the Council's expert on the subject is confident that the site can be suitably remediated to ensure there is no risk to future users, or surrounding uses/residents. The finer details of the mitigation proposals will be secured through planning conditions should Members be minded to grant planning permission.

It is noted that it is not standard practice for land contamination reporting to be provided ahead of the determination of planning permission. The fact that this reporting has been carried out in this case reflects the priority this matter is being given by all stakeholders, including the community.

- No Health Impact Assessment has been sought and given the major nature of development and public response this is irresponsible and evasion of Council's duty.

In response, it has been determined that this specific document was not required as, through the course of the application, the submitted technical documentation relating to health covered the issues in substantial depth. Specific reference if made to ground contamination, air quality and transport impacts.

- The Transport Assessment's data isn't consistent with earlier Planning Brief for a smaller school and key junctions, which are already over capacity, will be placed under more pressure leading to greater air quality issues.

In response, the Transport Assessment is considered to be robust taking into account the impact of the development along with future and committed development.

Information on junction capacity within the Transport Assessment show the development would have a minimal impact when mitigation measures are accounted for. This limited impact is largely explained by the fact that there are already a number of car journeys being made by pupils who live in close proximity to the new school travelling outside of the immediate area. A number of these journeys will be removed from the network going forward. For example, it is anticipated that there will be a reduction in private motor vehicles travelling along Abbeydale Road.

It is appreciated that the reduction in car journeys, particularly along Abbeydale Road, is questioned by sections of the local community. However, this is felt to be a sensible conclusion for several reasons, which includes the significant and ever increasing numbers of children that live within what would be a standard local catchment distance.

- The Transport Assessment carefully chooses areas for modelling to minimise impacts and this is also the case with accident reporting.

In response, this document has been assessed by Highway Officers and is considered to be robust.

- Air Quality modelling is not accurate, involving a greater margin of error than claimed.

In response, given the sensitivities around this issue, the Air Quality Assessment has been carefully scrutinised by the Council's air quality expert, who is entirely satisfied with the methodology and the robustness of the overall report.

The modelling information within the Air Quality Assessment demonstrates that at the 19 monitoring locations all the relevant air quality objective and limit values would not be exceeded.

In addition, the report identifies that the scheme will result in an overall reduction in vehicle movements through the junctions that are identified as the four locations within the air quality study area in which diffusion tube monitoring shows an exceedance of the annual NO₂ objective. These locations are larger junctions along Abbeydale Road and therefore an exceedance is not wholly unexpected.

- Concerns about lack of community involvement relating to the Cabinet initiated consultation of October/November 2015 and the failure of the Children & Young People Department to consult in a legal and fair manner.

In response, these matters pre-date this planning application and are not material to the outcome.

- There has been virtually no publicity for the planning application, or opportunities to view hard documents.

In response, the planning application has been consulted on in accordance with the Planning Service's Statement of Community Involvement. This has included individual neighbour letters, several site notices and notification in the Sheffield Telegraph.

Residents have been informed that hard copies of documents can be made available at reception in Howden House. In addition, hard copies of documents can be posted to a resident directly, and this has occurred during the course of this particular application.

Conditions

Following discussions with the applicant's team and the Carter Knowle and Millhouses Community Group the following amendments to the planning conditions are being recommended:

- Condition 15 seeks to secure a community use agreement for the relevant facilities within the site. The community group have requested a clause be inserted into the condition asking for them to be consulted as part of the exercise. The applicant's team are happy with this alteration and it is therefore requested that members also agree to this change. The revised Condition 15 would now read:

Prior to the development being brought into use, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England and the Carter Knowle and Millhouses Community Group. 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 approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy.

- Condition 18 seeks to agree a scheme that secures the continuity of the formal use of the sports pitches during development. The original condition requested this scheme be secured before development commences. It has been agreed with the applicant's team, subject to Members approval, that this scheme could be submitted three months after development commences.

- Condition 20 seeks to agree a financial contribution towards the replacement of formal sports provision off-site to compensate for the loss of the sports pitches. The original condition requested this payment be secured before development commences. It has been agreed with the applicant's team, subject to Members approval, that this payment could be secured six months after development commences.

- Condition 24 seeks to agree final measures to mitigate against the air quality impacts of the development. The original condition requested these measures be agreed before development commences. It has been agreed with the applicant's team, subject to Members approval, that these details could be secured three months after development commences.

- Condition 25 seeks to agree final numbers and locations for Electric Vehicle Charging Points and parking spaces for low emission vehicles. The original condition requested these details be agreed before development commences. It has been agreed with the applicant's team, subject to Members approval, that these details could be secured three months after development commences.

- Condition 29 seeks to agree the details of an alternative footpath connection to replace the informal route that currently runs across the site. The wording of the condition is to be amended, subject to Members approval, to state that this route should be level, unless it is demonstrated this is not practical. In addition, this condition will state that the route must connect back to the existing informal footpath network, as indicated on Figure 2.7 (Page 8) within the submitted Transport Statement. In addition, the original condition requested these details be agreed before development commences. It has been agreed with the applicant's team, subject to Members approval, that these details could be secured three months after development commences.

The revised Condition 29 would read:

Within three months of development commencing details of a footpath, which shall include a level route unless this is shown not to be practical, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include information covering surfaces, dimensions and the final route. This route must connect Carter Knowle Road back to the existing informal footpath network, as indicated on Figure 2.7 (Page 8) within the submitted Transport Assessment. The approved details shall be provided before occupation of the development hereby approved and retained thereafter.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield (and/or Core Strategy) Policies T7.

- Condition 34 seeks to agree final details of the accessible ramp leading from the access road to the main entrance and the external seating. The original condition requested these details be agreed before development commences, or within an alternative timeframe to be agreed in writing. It has been agreed with the applicant's team, subject to Members approval, that these details could be secured three months after development commences, or within an alternative timeframe to be agreed in writing.

- Condition 40 seeks to agree details of public art. The original condition requested these details be agreed before development commences, or within an alternative timeframe to be agreed in writing. It has been agreed with the applicant's team, subject to Members approval, that these details could be secured three months after development commences, or within an alternative timeframe to be agreed in writing.

- Condition 41 seeks to agree final details of the boundary treatments around the site. The original condition requested these details be agreed before development commences. It has been agreed with the applicant's team, subject to Members approval, that these details could be secured six months after development commences. In addition, it is proposed the wording is changed to allow the details

to include final locations, in case a slight alteration is required to facilitate the provision of the replacement footpath.

The revised Condition 41 would now read:

Within three months of development commencing details of a suitable means of site boundary treatment, including final locations, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

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

- Additional Directive

The community group have requested that the remediation strategy is clear about who is responsible for future monitoring and remediation. It is proposed this is included as an additional advisory note should permission be granted. This advisory note would read:

Any future remediation strategy should include details of who would be responsible for any recommended future monitoring and/or remediation.