

SUPPLEMENTARY INFORMATION

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY
INFORMATION**

1. Application Number	19/01832/FUL
Address	Loxley Works, Low Matlock Lane, Sheffield, S6 6RP

Additional representations (3 in total)

Further representations have been received from the residents of three dwellinghouses at Loxley Works who state that:

- The proposed foul drainage system should be one that can be adopted by Yorkshire Water.
- The existing proposal allows the developer to install a system of his choosing. A system should be installed that the residents are happy with and that will give residents peace of mind after 5 years.
- The site's surface water drains along the front of the properties blocked during the recent rainfall.
- The attenuation tanks should be installed as per the original planning permission.

Amended condition

It is recommended that Condition 26 be reworded:

- to ensure that maintenance details of the proposed foul drainage system are submitted and approved in writing prior to the system being brought into use.
- to correct a drawing reference number and add a further foul drainage plan referenced within the report

The condition should now read as follows:-

26. The foul drainage system shall be installed in accordance with the details shown on Drawing Nos. C470 120 P03 (External Works Drainage Remediation Plan), C470 121 P02 (External Works Drainage Remediation Plan) and C470 130 Revision P01 (SW Drainage Catchment Areas) no later than 6 months from the date of this decision, prior to which arrangements to secure connection to the public sewer along Loxley Road shall be entered into with Yorkshire Water.

Thereafter, the approved foul pumping station and drainage apparatus shall at all times be serviced and maintained in accordance with details to be submitted to and approved in writing by the local planning authority prior to it being brought into use.

Reason: To ensure satisfactory disposal of foul drainage and waste.

2. Application Number 18/04524/FUL

Address Former Loch Fyne, 375-385 Glossop Road

Amended Condition

Condition 20 (Renewable Energy) should be amended so that it relates solely to the new build element

‘Before development commences a report shall have 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 new build elements of the development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy.

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before the corresponding part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation of the corresponding part of the development. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be 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’.

Revised Condition 9:

Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- a) Doors
- b) Rainwater goods
- c) Light Well walls and Railings
- d) Rooflights
- e) Front porches

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

3. Application Number 18/04525/LBC

Address **Former Loch Fyne, 375-385 Glossop Road**

Additional Condition:

Before that part of the development commences large scale details, including materials and finishes, at a minimum scale of 1:5 of any new sash windows shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

Additional Condition:

Details of the extent and specification of brick/stone repair and cleaning shall be submitted to and approved in writing by the Local Planning Authority prior to that part of the works commencing and the works shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure that the fabric of the building is not damaged.

Revised Condition 4:

Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- a. Doors
- b. Rainwater goods
- c. Light Well walls and Railings
- d. Rooflights
- e. Front porches

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

4. **Application Number** **19/02022/FUL**

Address **Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ**

Report Clarification

Page 55 (under 'Objections') states that the comments relating solely to Blocks B and C (now removed from the scheme) are in italics. Unfortunately the formatting of the agenda has removed these italics but it is fair to say that a very significant number of the comments related to these blocks as opposed to Block A, now under consideration, which is a replacement for the unattractive banqueting suite with a building faced in ashlar stone which will cover a smaller site area than the existing building, whilst being of a similar height.

Additional Representation

An additional comment has been received from the WildSheffield, which seeks to include a condition on any planning approval to protect any protected species activity close to the site during any demolition/construction works.

Additional Conditions

1. No phase of the development (including works of construction, enabling, engineering or preparatory works), shall take place until a Construction Ecological Management Plans (CEMP) relevant to that particular phase has been submitted to and approved by the Local Planning Authority.

The CEMP shall include, as a minimum:

- A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.
- A method statement for the protection of any protected species that may be encountered on site.
- The use of protective fencing, exclusion barriers and wildlife safety measures.

The development shall thereafter be carried out in accordance with the approved details and retained until the relevant phase has been completed.

Reason: To ensure that no offences in respect of protected species are committed and that the ecological interests of the site are maintained in accordance with NPPF Paragraphs 170 and 175, Core Strategy Policy CS 74 and UDP Policy GE11.

2. Before the first occupation of the dwellings, full details of any one way operation of the driveway serving the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall then be implemented as approved.

Reason: In the interests of the efficient operation of the private driveway

Amended condition

Condition 2 should be reworded to include an amended drawing revision relating to the Elevations, as follows:

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

Site Location Plan Ref: KWH-FEA-S1-XX-DP-A-1000 Rev C Scan Date 12 Dec 2019

Proposed Site Layout Ref: KWH-FEA-S1-XXX-DP-A-1210 Rec F Scan Date 12 Dec 2019

Block A Upper and Roof Plans Proposed Ref: KWH-FEA-B1-XX-DP-A-2208 Rev E Scan Date 12 Dec 2019

Block A Lower Ground and Ground Plans Proposed Ref: KWH-FEA-B1-XX-DP-A-2209 Rev F Scan Date 12 Dec 2019
Block A Elevations Ref: KWH-FEA-B1-XX-DE-A-3710 Rev H Scan Date 13 Feb 2020
Proposed External Works Ref: KWH-FEA-S1-XX-DP-A-1202 Rev I Scan Date 06 Feb 2020
Site Section Ref: KWH-FEA-EX-XX-DS-A-3403 Rev D Scan Date 12 Dec 2019

Reason: In order to define the permission.

Condition 25

Add the words. "The permeable/porous material shall not consist of unbound gravel" before the sentence that starts "Thereafter"

5. **Application Number** **19/00674/FUL**
 Address **Land between 264 and 270 and to rear of 270**
 Handsworth Road, Sheffield 13

Additional Representations

Councillor Rooney has confirmed that he objects to the proposal.

A further representation has also been received from Councillor Mike Drabble, objecting to the proposal on behalf of local residents. The following issues have been raised:-

- The residents have already been seriously affected by the applicant's business in terms of noise at unsociable hours, swearing which has been audible from inside their homes, bright lights, engines revving etc.
- Residents consider that they are barred from being in their back gardens for the majority of the year due to the intensity of the anti-social behaviour they report from the business in question.
- Despite conditions imposed on the decision notice, the applicants have continued to flout these conditions and evidence has been provided to Officers. This includes cars blocking footpaths, operating as a business outside of mandated times, and further anti-social noise.
- Trees, which have been planted to provide privacy for residents appear to have been neglected to the point where they have died.
- Allowing the development with existing and further conditions placed on the applicants would be meaningless. This would further negatively impact residents and be difficult to enforce.
- An expansion of the activities and to operate on Sundays and Bank Holidays would worsen the situation for existing residents.

Officer Response

It is considered that these issues have been addressed in detail in the officer report. Whilst the issues of anti-social behaviour on the part of some individuals is understood, this is not in itself a planning consideration. Nevertheless the general issue of amenity and impact on living conditions of a business operation are material planning considerations and in this regard your officers have come to a balanced view on this matter.