

PLANNING AND HIGHWAYS COMMITTEE 14 July 2020

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** 17/04673/OUT

Address Land At Junction With Carr Road and Hollin
Busk Lane, S36 1GH

Additional representations:

Two additional representations have been received from the Campaign to Protect Rural England (Peak District and South Yorkshire) and from Parish Councillor Richard Crowther respectively.

Both of these representations maintain previous objections to the proposals and highlight a number of points that are addressed in the report. These include matters concerning:

- The definition of Open Space in the National Planning Policy Framework.
- The insufficient weight offered to the visual impact of the development. It is considered that the site should be safeguarded as open countryside.
- The weight being given to the supply of housing land as the City is fully meeting its obligations both on land supply and against the Housing Delivery Test.
- The poor connectivity of the site to services and infrastructure.
- Biodiversity and ecology impacts.
- Conflicts with Local Plan policies.
- Impacts of increased traffic flows and the proposed new access opposite the school.
- Drainage impacts.

2. **Application Number** 20/00493/FUL

Address 69 Whirlow Lane

Additional Representations

Subsequent to the drafting of the agenda report a further two representations have been received:

Summary of points raised;

1. The amended proposals are still not in keeping with the character of the Lane
2. Highways safety concerns still arise

3. The front boundary wall would be damaged
4. The gap between each dwelling is too small
5. Grey brick is inappropriate
6. Proposed houses are overcrowded, overbearing and totally inappropriate

3. **Application Number** 16/00149/FUL

Address Mosque, 306 Barnsley Road, S4 7AH

Additional Representation:

26 additional representations of objection have been received. These mainly relate to matters already received and referred to in the officer report, plus the additional matters of:

- limited space for contractors turning large vehicles and machinery around;
- history will be erased if the stone in the wall saying what times trams stopped there is removed;
- two of the representations have provided photographs showing on-street parking on Osgathorpe Road;
- one of the representations has provided a copy of the Planning Inspectorate's 2008 Planning Appeal Decision letter;
- a copy of the May 2019 representation by Leith Planning Consultants has also been received from a resident.

The undated photographic images submitted show:

- 5 cars parked at the northwestern end of Osgathorpe Road where the double-yellow lines are. 3 of the cars are parked side by side across the width of the road, and the other 2 cars are parked immediately behind them with one of these parked across the driveway to no. 1 Osgathorpe Road and the other in the centre of the road. They show a number of people congregating adjacent to the cars.

The Sheffield and Rotherham Wildlife Trust has asked that condition no. 18 be amended to specify that the hard and soft landscape scheme for the site shall be submitted to and approved in writing by the 'Ecology Unit of the Local Planning Authority and in consultation with Sheffield and Rotherham Wildlife Trust to ensure it is complementary to Crabtree Ponds Local Nature Reserve,' and that the reason for this condition be expanded to state that this is in the interests of the visual amenities of the locality 'and a contribution to the biodiversity of the area'.

Officer Response:

The recommended condition no. 4 will secure appropriate temporary access arrangements for construction/demolition vehicles entering and leaving the site. The developer will also need to consult with the Highways Service on any proposals which impact on the highway.

An additional condition is recommended to secure assessment and relocation where appropriate of any historic artefacts that may be affected by the proposed demolition works.

The May 2019 representation from Leith Planning Consultants has already been taken into account in the officer's report.

No new significant issues have been raised in these representations that are not already covered in the report.

The discharge of conditions is a matter for the Local Planning Authority. As part of the LPA's assessment under condition no. 18 appropriate internal advice on ecological issues would be sought prior to discharging this condition.

Condition 18:

No change.

Add Condition:

Prior to demolition of any buildings or walls, a schedule of any historic artefacts on or within the buildings or on walls to be demolished and arrangements for their relocation where appropriate, shall have been 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 acknowledging the history of the site

Recommendation

The recommendation remains the same.

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