

SUPPLEMENTARY INFORMATION

PLANNING APPLICATION

1. **Application Number: 12/02443/FUL**

Address: Wilkinson Street

Additional Conditions

Highways

Condition: The dwellinghouses shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway and the existing Traffic Regulation Order shall have been amended to allow for the provision of new on-street parking spaces. The means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

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

Environmental Protection

Condition: Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:

- a) Be carried out in accordance with an approved method statement,
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

Reason: In order to protect the health and safety of future occupiers and users of the site.

Condition: No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with.

Condition: Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with.

Condition: Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

Condition: All development and associated remediation shall proceed in accordance with the recommendations of the approved remediation strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with.

Condition: Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development or any part thereof shall not be brought in to use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

2. Application number: 12/01933/FUL.

Address: Olive Grove Depot.

Car Parking

Conflicting information has been provided by the applicant concerning car parking, with a figure of 240 shown on plans but 247 quoted in the Transport Assessment. He applicant has confirmed that the figure is 247.

Amended Condition

As a result of the above, the reference in condition 13 to '240' car parking spaces, should now read '247'.

Additional Representations

Councillor Tim Rippon has submitted a further representation which makes the following comments.

1. With respect to the salt storage, this is the cause of the majority of night time activity during cold weather periods and consideration should be given to locating this as far from housing as possible. The location, as currently proposed, is near to houses and there is concern about extra noise.
2. There is concern that the extra traffic and increased activity on the site will lead to additional vehicle movements throughout the day and night, causing extra pollution and increased noise to the detriment of pedestrian safety and the amenities of people living near the site.
3. There will be an impact on car parking on nearby streets. The proposed increase in staff numbers at the site is not fully accounted for within the depot which will lead to on street parking, which is already heavily congested. A residents parking scheme should be considered and a Travel Plan submitted.
4. Increased noise on the site is inevitable particularly in the evening. Hours of operation should be restricted to 07.00 to 19.00 hours apart from times of extreme weather.

Officer Comment

Response to Representations

1. There will be no increase in activity with respect to winter maintenance. The additional salt barn will increase storage capacity ensuring that levels of salt do not run too low. The proposed barn is at a lower level than the existing one and this will mitigate against sound affecting houses.
2. It is acknowledged that there would be additional traffic movements and this has already been set out in the agenda report. It is not considered that there would be a significant additional risk to road users and pedestrians.
3. A Travel Plan has been submitted with the application and this would be controlled by an appropriate condition. This plan would control car parking management and a key objective is to monitor travel to the site and address problems that arise from this. Staff based at the depot are currently being consulted about a car sharing scheme.

4. It is not considered that there would be significant level of additional noise as the extra salt storage would not result in any increased activity. The depot has operated for many years without planning restrictions over hours of operation and it is considered that there is not sufficient justification to control hours as part of this proposal.

Officers consider that these representations should not affect the recommendation.

3. Application Number: 12/02287/FUL

Address: The Embassy Foxwood, 57 Mansfield Road, S12

Amendment to Condition 2:

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

1. Drawing No. 6386 A - Proposed Revised Layout (received 05.10.2012)
2. Drawing No. 6286 D - Proposed Revised Elevations (received 05.10.2012)
3. Drawing No. 5055 B – Existing Survey (received 05.10.2012)
4. Agent's Email dated 12.10.2012 relating to boundary treatment to front garden areas.

unless otherwise authorised in writing by the Local Planning Authority.

R. In order to define the permission.

Additional Conditions:

C. No development shall commence until details of the final proposed plot, slab and highway levels have been submitted to and approved in writing by the Local Planning Authority. Details shall include cross-sections showing the relationship between the existing adjacent properties on Pleasant Close and the proposed levels. Thereafter the development shall be provided in accordance with the approved details.

R. In the interests of the amenities of the locality and occupiers of the existing and proposed dwellings.

C. The gradient of the driveway areas hereby approved shall be no greater than 1:12.

R. In the interests of the amenities of the future occupiers of the proposed dwellings.

C. In accordance with the Agent's email dated 12/10/2012, final details of a low boundary wall to the front garden areas of the properties hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied unless such means of boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

R. In the interests of the visual amenities of the locality.

C. The existing tree planting within the site shall be retained and protected from construction activity. Any damage during excavation/construction works shall be made

good by reinstating to the condition/appearance prior to the first occupation of the dwellings hereby approved.

R. In the interests of the visual amenities of the locality.

4. Application Number: 12/00610/LD2

Address: Newfield Farm, 20 Newfield Lane

Applicant Representation - Request for Deferral

The applicant has requested that the application is deferred from this agenda and considered no earlier than 17 December. The basis for the request is as follows:

1. The reasons for refusal raise new issues which the applicant has not had time to respond to.
2. The Article 4 Direction relating to the property has yet to be confirmed.
3. Documentation arising from a recent Freedom of Information (FOI) request has not yet been supplied (obliged to be provided by 18 November) The applicant wishes to reserve the right to raise further representations in respect of the application, without having to go through an appeal process unnecessarily, depending on the information contained in the FOI response.

Officer comment

The 'new issues' have arisen as a result of the application reverting to the originally submitted proposals. The application had previously been amended to attempt to address concerns about the scale of development and some of the uses proposed within the building. The exception is the reference to the internal stairway and mezzanine floor but this is a matter of fact in terms of non-compliance with Class E of the GPDO rather than a matter for interpretation.

The Article 4 Direction must be confirmed within 6 months of being served, as detailed in the separate report elsewhere on the agenda. There is no requirement or reasonable justification for deferring applications pending confirmation by the Secretary of State.

5. Application Number: 12/02078/FUL

Address: Yorkshire Co Op Society Car Park, Beeley Street

Deletion of Condition

Condition 15 should be deleted, as it duplicates the requirements of other recommended conditions.

6. Application Number 12/01943/FUL

Address: Brentwood Lawn Tennis Club, Brentwood Road

Withdrawal of Application

Following receipt of an e-mail from the applicant on 15th October, 2012, this application has been formally withdrawn.