

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

- 1. Application Number 12/02745/FUL**
Address 1-39 Storth Park

Representations

1 additional letter has been received stating, as set out in the Committee report, that around 15 people supporting the proposal appear to be residents on the flats and so should not be listed as “neighbours” of the development. Their support is expressed in the formal application.

- 2. Application Number 12/02621/FUL**
Address 52-54 Church Street

Recommendation

Should read “Refuse with Enforcement Action”

Representations

A further representation has been received from Bradfield Parish Council who state that they wish to revise their previously submitted comments.

Bradfield Parish Council would now like to state that they have no objections to the proposal but note that there are noted noise reports and that the applicant is re-siting the equipment due to noise. It is queried whether or not this will have any impact upon noise reduction.

The Parish Council have also queried whether the application is retrospective, as the Parish Council does not support retrospective applications.

An update on noise levels has also been provided by the Environmental Protection Service, who have provided background noise level data, which is as follows:

I have given below the background noise levels I measured at the rear of 52-54 Church Street on 18th July 2012

These are daytime background noise levels measured during 5 to 10 minute periods when the unit cut out and stopped operating. These levels are likely to fall during the night when traffic levels reduce. The background levels in this area are

particularly low due to the low levels of traffic and the shielding provided by surrounding buildings.

Daytime Background Noise Measurements - rear of 52-54 Church Street

39dB LA90 (measured at boundary with 1 Brook Lane)

Daytime Noise Measurements with unit operating - rear of 52-54 Church Street

52dB LAeq (measured at boundary with 1 Brook Lane)

(Background noise levels are normally measured as LA90 and operating levels as LAeq as outlined in British Standard BS4142).

3. Application Number 01716/FUL

Address 51 Toyne Street

Amend condition 2 to include revised plans, 101 Rev P2, 102 Rev P2, 104 Rev P4
105 Rev P3, 106 Rev P3, 107 Rev P3, 108 Rev P3, 109 Rev P3, 110 Rev P3
111 Rev P3, 112 Rev P3, 113 Rev P1

Add Conditions

The first floors windows on the rear elevation of units 5 and 6 facing east towards Cobden View Road shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of it shall at any time be glazed with clear glass without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property.

The windows in the side elevations of units 1 and 8 shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of it shall at any time be glazed with clear glass without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property.

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking or re-enacting that Order, no enlargement, improvement or other alteration or extension of the dwellings; which would otherwise be permitted by Class A to Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 shall be carried out without prior planning permission.

Reason: In the interests of the amenities of occupiers of adjoining property, bearing in mind the restricted size of the curtilage.

Condition: No drain pipes shall be constructed in the public highway

Reason: In the interests of pedestrian safety

4. Application Number 12/01702/REM

Address Rear of 15 – 31 and adjacent to 38 Hanson Road

Representations

19 additional objections have been received relating to:

- as already stated access is a major issue, Hanson Road is not a full width road 4.5 and a radius 2.5 on the apex of the tight bend, problems associated with parking and extra traffic, cannot always park outside house, at least another 24/26 vehicles will have to be catered for, number of added vehicles is likely to be an underestimate as older children have their own cars, need to know full impact of 12 large dwellings on road and traffic safety;
- no indication how access can be made for utility and service vehicles which will have to queue up on Leaton Close/Hanson Road;
- access by plant vehicles not addressed, heavy construction vehicles require access via Hanson Road with acute left hand turn at top of Hanson Road will be a hazard and danger to residents and children, recently been proved as recent work on the proposed site has meant the movement of large vehicles up Hanson Road has resulted in chaos on more than one occasion resulting in vehicles having to reverse backwards down the road, this is very dangerous;
- Hanson Road is a bus route, bus company have not been happy at all, double yellow lines hinder parking, Hanson Road is unsuitable as access to proposed build;
- views of emergency, refuse and other public bodies should be consulted, they have major difficulty accessing Leaton Close and Hanson Road;
- there is no larger car parking space planned in the proposed site, garages often too small for larger cars, guests struggle to find space, create dangerous conditions;
- inconvenience from lights from traffic directed straight into living rooms and front bedrooms of no.34 Hanson Road;
- major issue of electric gates ignored, additionally talk of electric gates is not only offensive but also not sensible, gates are noisy and cause intrusion, how does this integrate new residents with existing ones;
- access from Long Lane or former residence on Loxley Road would be more favourable;
- put mirror back up at junction of Hanson Road/Loxley Road;
- development is in a rural area poorly served by public transport contradicts Core Strategy Policy CS63 Responses to Climate Change (a) and (b), priority should not be given to this development;

- the boundary with Hanson Road used for the access is not in the ownership or control of the owner of the site, the development should be halted by insisting on the integrity of this boundary;

- building footprint for such a compact site is extreme without any sympathetic consideration for existing households;
- the reduction to 12 dwellings matters not, they will still be taller than house on Loxley Road and will lose privacy;

- gable of house proposed next to dining room window of no. 38 would have an overbearing effect on living conditions, affect privacy and right to light, the newly submitted plans take no account of this, put a smaller house here;
- unpleasant living so near huge trees;

- wildlife and trees not considered, wild life will be destroyed, damage local environment, root disturbance and damage whilst digging up land, need to keep Loxley green and beautiful, no guarantee that mature trees will not be cut down despite promise of green buffer zone;
- an environmental survey should be produced by an organisation such as Sheffield Wildlife Trust for objectivity and accuracy;
- green field should not have been considered for building;

- Loxley does not have a business hub, local school places are at a premium, school children to consider, 20 minutes distance to school not 2 minutes, pub is now a restaurant, no post office;
- damage feeling of community spirit;

- houses will overburden drainage, development of the site could cause flooding problems, normal soakaway systems not acceptable, serious problems with neighbouring gardens flooding after heavy rain, further disturbance to water table levels could create further potential problems for households, watercourse regularly overflows in winter then freezes causing hazardous conditions for motorists and pedestrians at the Hanson Road/Loxley Road junction, Loxley Road drainage system is unable to cope leading to flooding, cellars of properties at bottom of Hanson Road suffer flooding and difficulties in obtaining house insurance, developer's drainage statement admits that flooding at lower end may be an issue and that therefore drainage will be via an installed pipe into a culverted water course requiring a flow control device;

- development contravenes CS67 Flood Risk Management (a) to (e) and (i) by Increasing surface water run off, proposed drainage not suitable, natural sustainable methods such as soakaways not possible in this area, subject to mechanical failure, discharge into overloaded watercourse, does not minimise use of culverted watercourse, the open space proposed for development should be designated as open space, this area has suffered flooding at very least delay development;
- development contravenes CS63 Responses To Climate Change (g) and (i) the development has required installation of a non-sustainable drainage solution;
- the Inspectors Report makes no mention of CS63, this is a material issue not reviewed at the time of the appeal and is grounds for refusal of this application;

- no reference to any contribution to affordable housing, no reference to Policy CS40 Affordable Housing in Inspector's report, this is a material issue not reviewed at the time of the appeal and is grounds for refusal;

- no reference to Policy CS63 (h) Responses To Climate Change (h) giving preference to previously developed land where it is sustainably located in Inspector's

report, this is a material issue not reviewed at the time of the appeal and is grounds for refusal;

-take account of previous objections;

-wall next to no. 38 Hanson Road was illegally taken down;

-very short time to consider the new proposal, lack of due diligence, notice did not arrive till 11/10/12, not notified, objections raised have not been fully addressed, extend period of consultation, a public meeting should be arranged;

Loxley Valley Protection Society

-LVPS have asked for deferment of the application, LVPS and other bodies and groups need further time to consider amended plans given late arrival of notification letter;

-LVPS comments from earlier version still stand;

-even with removal of one house it remains a busy development within the space of the field due to houses are detached, more weight given to four and 5 bedroom properties rather than smaller more affordable homes;

-built environment takes up a lot of the space, concerns for well being of trees which will be retained, but also built close to canopy and roots, in Loxley have lost many TPO'd and conditioned trees when development close to mature trees, householders fear damage to property or wish to extend and trees are lost, 2 of the mature trees to the north of the site are considered too close to the proposed houses;

-the drainage statement acknowledges the restricted space for the number of houses, talks of potential for flooding and surface water disposal;

-the ecological survey requested a bat survey between May and September, has a bat survey of the poplars been done?

-The objection to the 1.8 metre gap between no.38 and the forward jutting house on plot 12 is an unnecessary invasion affecting quality of their living conditions, a smaller house design could give a little more space;

-concerned at the proposal to have electric gates, it is divisive, inappropriate;

-this application is still an overdevelopment of the site and not the best layout and design that is achievable, the application should be refused;

-in the event that the application being granted conditionally ask for pd rights to be removed and ensure trees are TPO'd.

ADDITIONAL ASSESSMENT

The principle of this development and the use of Hanson Road to access the site were established by the granting of outline planning permission in 2009.

The electric gates have been deleted from the proposal.

A condition is recommended to ensure garage parking spaces shown on the submitted drawings are to the appropriate dimensions.

The proposed layout achieves sufficient separation between the proposed dwellings and existing dwellings and does not overdevelop the site.

The existing trees outside the application site are to be retained. The siting of the proposed dwellings where they are close to the existing trees to be retained maintains sufficient separation from the trees and their roots. The reduction in spread of the canopy of the wild cherry tree to the rear of plot 12 is acceptable. The trees on the site are not protected by tree preservation orders.

A condition preventing the use of herbicide in the buffer zone is recommended.

Matters of drainage were considered by the Planning Inspector'. Whilst the potential for a sustainable urban drainage scheme was identified, no other drainage conditions were imposed on the outline planning permission.

The extent of the applicant's ownership is not an issue for reserved matters applications.

ADD CONDITION

Condition:

Notwithstanding the indication given in the submitted documents, the land within the green buffer zone shown on drawing no.0127_06 Rev E shall not be treated with herbicide or other chemical treatments unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of the amenities of the locality

5. Application Number	12/02640/FUL
Address	568 Langsett Road

Representations

The applicant has provided a rebuttal to some of the comments made in respect of this planning application and the comments submitted by the agent are set out below:

- The comments made by agents Buttery and Watson are incorrect as the City Policies and Sites document will not be submitted for examination until December 2012 and is not a material consideration. The proposal should be assessed against adopted policy.
- proof of age will be requested under a Think 21 policy, in respect of anti social behaviour.
- Youth disorder is not associated with a betting office, customers come and go and do not loiter.
- Betting offices are not open to under 18s.
- There is no evidence of anti social behaviour in the area and it is unjust to associate perceived crime with the proposed use.
- Betting offices do not create criminal activity
- Generation of noise is generally controlled by condition and noise breakout is kept to a minimum. All new Ladbrokes are soundproofed as standard.

- There is no adverse impact upon the amenity of neighbouring occupiers including acoustic ceilings and self closing doors.
- There is no generation of waste, ample litter bins are provided inside.
- Betting offices are walk to uses and require no servicing, therefore there is often less traffic generation than a normal shop.
- The betting office would increase vitality via footfall, which in turn would create spin off trade for nearby retailers.
- Ladbrokes will invest heavily in the fabric of the building and ensure that the shopfront is maintained and cleaned throughout. The unit will be bright and busy as opposed to a closed and forbidding bookmakers.

A further letter of objection has been received. The following comments were made:

- The use would have a negative impact upon Hillsborough's regeneration, which Sheffield City Council are working hard to promote. This work would be compromised by the granting of this use.

- There are already 3 betting shops, 2 amusement arcades and a money lenders around Hillsborough corner which is a key corner. The impression is that of a down at heel, dying place with little to offer. Another business of this nature would compound this view.

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