

Planning and Highways Committee

Supplementary Information / Changes at Committee

Meeting Date: 2 June 2020

Application No: 19/03142/FUL

Address: Land off Moorthorpe Way SO 6PD

Supplementary Information

ADDITIONAL REPRESENTATIONS RECEIVED

Since the committee report was drafted an additional 120 objections have been received, these include representations from Clive Betts MP, Councillor Douglas Johnson, Owlthorpe Fields Action Group and Sheffield Environmental. These have primarily been directed to the planning committee members and are by members of the public who have already previously commented on the planning application. Consequently many repeat the points covered in previous representations.

The new issues raised include a number describing the importance of the application site for exercise and health and well being during the Covid 19 crisis. It is argued that open space will be increasingly important as people adjust to the new normal of working from home. Others have stated that the proposed housing will not be viable in the global recession that will follow the crisis. One representation says that developing the site will force residents and wildlife to interact more closely which could lead to viruses transferring to the human population.

People will have to travel further for open space.

Traffic flows on Beighton Road will increase due to increased congestion on Donetsk Way.

A wildlife park should be created to join up with proposals being ideas being development for the Waterthorpe Area to the east site of Moss Way in order to improve health and education.

OFFICER UPDATES

The location plan showing the application boundary has been amended slightly to correct a drafting error which included a narrow strip of part of the garden of a property on Moorthorpe Dell in the site.

The sustainability section of the report, second paragraph page 54 says that there will be no net loss in biodiversity. It should say there will be a 10% net gain in biodiversity.

The end of the ecology section of the report, second paragraph page 62 says that further amendments are needed to the Ecological Management Plan. These have now been submitted and the Council's ecology officer is satisfied with the plan.

The ground conditions section of the report, third paragraph page 77 says that further ground gas monitoring is required and that conditions are proposed to control this. An additional assessment on this issue has now been submitted and has been considered by the Environmental Health Officer who is satisfied with the submission and concludes that no conditions are required to cover land contamination issues.

Within the Summary and Recommendation section of the report the third paragraph on page 62 talks about Sheffield having a five year supply of housing and therefore the most important housing policies are up to date. This requires slightly re-phrasing and should read as follows. "As Sheffield can demonstrate a five year housing supply the most important policies for determination of this application are not automatically out of date. As these housing policies align with the NPPF, section d) of paragraph 11 has not been applied in this instance.

AMENDED CONDITIONS

Condition 2

n1276 001 Rev A - Location Plan replaced by n1276 001 Rev C - Location Plan
009 Rev C – Presentation replaced by 009 Rev D
Rev 4 – Tree Protection Plan replaced by Rev 6
Externals 2 of 4 replaced by P2741 -06-04 Rev C
Externals 4 of 4 replaced with P2741-06-02 Rev D

Condition 5

Tree protection plan Rev 3 dated April 2020 to be replaced by tree protection plan Rev 5 dated April 2020

Condition 13

Ecological Management Plan dated April 2020 to be replaced with Ecological Management Plan Rev 3 dated May 2020

Condition 16

To be replaced by the following:

The on site landscaping and retained habitat shall be managed and maintained in accordance with the details set out in the Ecological Management Plan Rev 3 dated May 2020.

Reason: In the interests of compensating and mitigating the ecological impact of the proposal.

Condition 23

e-mail to relevant Plans Admin Officer

Ecological Management Plan dated April 2020 to be replaced by Ecological Management Plan Rev 3 dated May 2020.

AMENDED HEADS OF TERMS

To be added to the end of item 7, “and a scheme to monitor whether the biodiversity net gain has been delivered”

ADDITIONAL VERBAL REPORT AT COMMITTEE

“ A further late objection from the Woodland Trust has been received saying that a number of Ancient and Veteran trees are recorded and verified on the Ancient Tree Inventory located around the site. If planning permission is granted adequate protective measures should be taken”

Changes at Committee

Officer Recommendation

Committee Decision

- Grant
- Grant Conditionally
- Subject to a legal agreement
- Subject to resolution of other outstanding issue(s)
- Refer to S of S
- Refuse
- Dual Recommendation

- Grant
- Grant conditionally
- Subject to a legal agreement
- Subject to resolution of other outstanding issue(s)
- Refer to S of S
- Refuse
- Dual Recommendation
- Defer
- Visit

Reason(s) for not accepting the recommendation

Members of the Planning Committee did not accept the officer recommendation in this case for the following reasons:

1. They considered that it was necessary to provide a detailed comprehensive proposal for the entire Owlthorpe site rather than this site in isolation. The comprehensive proposal would seek to maximise the retention of existing open space in the area by increasing the density of housing proposed. The National Planning Policy Framework seeks increased density whilst recognising the need to maintain the prevailing character, which in this case is a character of a large swathe of open space.
2. The proposed affordable housing units are all sited together in one corner of the site rather than being integrated into the development, which results in a poor layout.

Amended/Added Conditions and Directives (See decision notice for full details)

N/A as Members refused the application

e-mail to relevant Plans Admin Officer

Amended/Added Refusal Reasons

(See decision notice for full details)

This standalone proposal relating to the site known as “Owlthorpe site E” is prejudicial to the proper planning of the wider area, contrary to paragraph 3.2.6 of the “Housing Sites (C, D, E), Moorthorpe Way, Owlthorpe Planning and Design Brief” (July 2014; Updated November 2017), which supports a comprehensive scheme for the application site together with neighbouring sites C and D. The proposal does not respond sufficiently to the area’s prevailing character of abundant green infrastructure and open space, contrary to paragraphs 122 and 127 of the National Planning Policy Framework. In addition the proposal fails to make efficient use of land due to the low housing density proposed and fails to adequately integrate the affordable housing into the proposed layout, contrary to paragraphs 8, 122 and 123 of the National Planning Policy Framework, Core Strategy Policies CS26 and CS40 and policy GAH5 of the CIL and Planning Obligations Supplementary Planning Document and is not considered to be sustainable development.

Other Matters raised e.g. enforcement/legal agreement

N/A