

## **PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON TUESDAY, 18 MARCH 2025**

#### **Present:**

Councillor Lee Hartshorne (Chair) (in the Chair)  
Councillor Tony Lacey (Vice-Chair)

Councillor David Cheetham  
Councillor Christine Gare  
Councillor Heather Liggett  
Councillor Kathy Rouse

Councillor Andrew Cooper  
Councillor William Jones  
Councillor Fran Petersen

#### **Also Present:**

D Thompson	Assistant Director of Planning
A Kirkham	Planning Manager - Development Management
P Slater	Principal Planning Officer
K Huckle	Planning Officer
A Smith	Legal Team Manager
A Bryan	Governance Manager

#### **PLA/ Apologies for Absence and Substitutions**

**59/2**

**4-25** No apologies for absence had been received.

#### **PLA/ Declarations of Interest**

**60/2**

**4-25** Councillor H Liggett declared an interest in item 5 on the agenda, NED/24/01001/MFL, as the application was within Shirland Ward, which Councillor Liggett represented. Councillor Liggett indicated that she would leave the room and would not participate in the Committee's consideration or determination of the application.

Councillor T Lacey declared an interest in item 6 on the agenda, NED/24/01039/FLH, as the application was within Killamarsh Ward, which Councillor Lacey represented. Councillor Lacey indicated that he would leave the room and would not participate in the Committee's consideration or determination of the application.

#### **PLA/ Declaration of Predetermination**

**61/2**

**4-25** There were no declarations of predetermination made.

#### **PLA/ Minutes of Last Meeting**

**62/2**

**4-25** RESOLVED – that the Minutes of the meeting held on 18 February 2025 were approved as a true record.

**PLA/ NED/24/01001/MFL - SHIRLAND AND HIGHAM**

**63/2**

**4-25**

The Committee considered an application that had been submitted for the demolition of 50 bungalows, stopping up of highway and redevelopment with 69, 2 bedroomed bungalows, associated highways, drainage, attenuation, infrastructure and landscaping and use of adjacent land as a temporary compound during the demolition and construction (Major Development/Affecting a public right of way) at The Bungalows, Stonebroom.

The application had been brought to Committee due to the strategic importance of the proposal and in the interest of transparency.

The recommendation by officers was to grant permission, subject to conditions and legal agreement.

*Having declared an interest as the local Ward Councillor, Councillor H Liggett left the meeting.*

Before the Committee considered the application it heard from the applicant, Mr N Clark of Rykneld Homes Limited, and the agent, Mr B Herrod.

Committee considered the application.

Councillor W Jones sought assurance that a condition would be added regarding a requirement that land used for the compound would be returned to agricultural land on the completion of the construction phase of development. Officers confirmed that this would be included in the conditions if granted.

Councillor A Cooper moved a Motion to grant planning permission, inline with officer recommendation. Councillor T Lacey seconded the Motion, which was then put to the vote and approved.

**RESOLVED –**

That planning permission be **conditionally approved** subject to the conditions and informatives set out in the report, the additional condition relating to the restoration of the land following removal of the compound to be sited adjacent to the development site and a legal agreement tying the progress of this development to the delivery of the new community hall granted planning permission under ref. 24/00642/FL, with the final wording of the conditions and legal agreement delegated to the Planning Manager (Development Management).

*Councillor H Liggett returned to the meeting.*

*Having declared an interest as the local Ward Councillor for the next item, Councillor T Lacey left the meeting.*

**PLA/ NED/24/01039/FLH - KILLAMARSH**

**64/2**

**4-25**

The Committee considered an application that had been submitted for the demolition of existing extension and alternation to roof to provide level first floor space (Affecting a Public Right of Way) at High Moor Farm, Cinder Lane,

Killamarsh, Sheffield, S21 2AT.

The application had been referred to Committee by Councillor S Clough, to allow scrutiny of the application, to allow the applicant to present their case and to alleviate concerns regarding the Public Right of Way.

The recommendation by officers was to refuse permission.

The report set out the relevant Local and National Planning Policies.

Before the Committee considered the application it heard from the agent, Mr T Shiels, and the applicant, Mr K Hewitt.

Committee considered the application.

In answer to questions from Members of the Committee officers explained that Policy SS10 of the Local Plan stated that new buildings within the Green Belt would not be granted planning permission with one exception being for extensions to existing buildings provided it did not result in disproportionate additions over and above the size of the original building. The extensions proposed in this application, when taken cumulatively with other additions already added to the property, represented a disproportionate addition to the original building and so was deemed inappropriate development. Officers clarified that it was the original building that was the starting point for consideration of cumulative impact. Members of the Committee noted that if this application was refused, the cubic capacity of the property would be greater than if the application was allowed.

Officers also confirmed, in answer to a question, that they had not been invited by the applicant to consider any very special circumstances that might outweigh the harm caused.

The Committee debated the application, weighing the relevant policies (including Policy SS10 of the Local Plan) against the reduction in the size of the property this application would provide and the circumstances the applicant had put forward.

Councillor H Liggett moved a Motion to grant planning permission. Councillor D Cheetham seconded the Motion, which was then put to the vote and approved.

#### RESOLVED –

That planning permission be **approved** subject to relevant, reasonable and proportionate conditions and informatives, with the final wording of the conditions delegated to the Planning Manager (Development Management).

*Councillor T Lacey returned to the meeting.*

#### **PLA/ Planning Appeals - Lodged and Determined**

**65/2**

**4-25**

The Committee considered a report which set out planning appeals that had been lodged and determined. The report set out that five appeals had been lodged. Of

the appeals determined, one had been allowed and two enforcement appeals had been allowed, three appeals had been dismissed, and no appeals had been withdrawn. The relevant applications the appeals were in respect of was set out in the report.

**PLA/ Matters of Urgency**

**66/2**

**4-25** None.