

SHEFFIELD CITY COUNCIL

Planning and Highways Committee

Meeting held 10 January 2023

PRESENT: Councillors Dianne Hurst (Joint Chair), Nighat Basharat, Mike Chaplin, Tony Damms, Roger Davison, Brian Holmshaw, Barbara Masters, Bob McCann, Peter Price, Garry Weatherall and Cliff Woodcraft and Alan Woodcock

1. APOLOGIES FOR ABSENCE

1.1 There were no apologies for absence.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the press and public.

3. DECLARATIONS OF INTEREST

3.1 Councillor Mike Chaplin declared personal interests in Agenda Item No's 7b and 7c, Application No's 22/2302/OUT - Land between Hollin Busk Road, Carr Road and Broomfield Lane Sheffield, S36 2AQ and 22/2303/OUT - Land between Hollin Busk Road, Broomfield Grove and Broomfield Lane Sheffield, S36 2AQ as the local Ward Members were known to him and he was also an elected Member of the Peak District National Park. Councillor Chaplin declared that he had not given an opinion or made up his mind on the application prior to the meeting, and confirmed he had an open mind, therefore would take part in the discussion and voting thereon.

3.2 Councillor Mike Chaplin declared a personal interest in Agenda Item No. 7d, Application No. 22/01910/FUL - 4 Lees Hall Road, Sheffield, S8 9JH as the applicant was known to him. Councillor Chaplin declared that he had not given an opinion or made up his mind on the application prior to the meeting, therefore would take part in the discussion and voting thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 **RESOLVED UNANIMOUSLY:-** that the minutes of the meeting of the Committee held on 6th December 2022 were approved as a correct record.

5. SITE VISIT

- 5.1 **RESOLVED UNANIMOUSLY:-** That the Chief Planning Officer, in liaison with a Co-Chair, be authorised to make any arrangements for a site visit, in connection with any planning applications requiring a visit by Members, prior to the next meeting of the Committee.

6. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

6a. APPLICATION NO. 22/02924/RG3 - BOLE HILL VIEW, 2 EASTFIELD ROAD, SHEFFIELD, S10 1QL

- 6a.1 A housing land supply update, revised conditions, additional conditions and directives and an additional representation, along with the officer response, were included within the supplementary report circulated and summarised at the meeting.
- 6a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 6a.3 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.
- 6a.4 **RESOLVED:** That an application submitted by the Council be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the demolition of former care home and erection of 36 proposed flats in two blocks with associated communal facilities including car parking and landscaping at Bole Hill View, 2 Eastfield Road, Sheffield, S10 1QL (Application No. 22/02924/RG3).

6b. APPLICATION NO. 22/02302/OUT - LAND BETWEEN HOLLIN BUSK ROAD, CARR ROAD AND BROOMFIELD LANE, SHEFFIELD, S36 2AQ

- 6b.1 A housing land supply update, revised conditions, the removal of a condition and an additional representation, along with the officer response were included within the supplementary report circulated and summarised at the meeting.
- 6b.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

- 6b.3 Peter Simpson, Councillor Lewis Chinchen, Councillor Janet Ridler and Joe Staniforth, Mayor of Stocksbridge attended the meeting and spoke against the application.
- 6b.4 Megan Wilson attended the meeting and spoke in support of the application.
- 6b.5 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made at the meeting.
- 6b.6 Following on from the representations made, Councillor Brian Holmshaw moved that '(30 years)' be added to Condition 17 (ecological condition) after the words 'long-term'. Councillor Garry Weatherall seconded the motion. On being put to the vote, the amended condition was approved.
- 6b.7 **RESOLVED:-** That an application for planning permission be GRANTED, conditionally subject to legal agreement as set out in the Heads of Terms in the Officer Report, for the reasons set out in the report and supplementary report, including the amended condition, now submitted, for outline permission for the erection of up to 75 dwellinghouses and associated vehicular and pedestrian access (All matters reserved except Access) at Land between Hollin Busk Road, Carr Road and Broomfield Lane, Sheffield, S36 2AQ (Application No. 22/02302/OUT)
- 6c. APPLICATION NO. 22/02303/OUT - LAND BETWEEN HOLLIN BUSK ROAD, BROOMFIELD GROVE AND BROOMFIELD LANE, SHEFFIELD, S36 2AQ**
- 6c.1 A housing land supply update, revised conditions, the removal of a condition and an additional representation, along with the officer response were included within the supplementary report circulated and summarised at the meeting.
- 6c.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 6c.3 Peter Simpson, Councillor Lewis Chinchen, Councillor Janet Ridler and Joe Staniforth, Mayor of Stocksbridge attended the meeting and spoke against the application.
- 6c.4 Megan Wilson attended the meeting and spoke in support of the application.
- 6c.5 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made at the meeting.

6c.6 On being put to the vote, the officer recommendation was lost. Councillor Barbara Masters moved that the application be refused on the grounds of the harmful impact on the character and visual amenity of the area. Councillor Tony Damms seconded the motion.

6c.7 **RESOLVED:-** That an application for outline planning permission for the erection of up to 92 dwellinghouses and associated vehicular and pedestrian access (all matters reserved except Access) at Land between Hollin Busk Road, Broomfield Grove and Broomfield Lane Sheffield, S36 2AQ (Application No. 22/02303/OUT) be REFUSED on the grounds of the harmful impact on the character and visual amenity of the area. The final wording to be agreed by the Co-Chairs and the Planning Officers.

6d. APPLICATION NO. 22/01910/FUL - 4 LEES HALL ROAD, SHEFFIELD, S8 9JH

6d.1 A revised condition was included within the supplementary report circulated and summarised at the meeting.

6d.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.

6d.3 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted.

6d.4 **RESOLVED:-** That an application for planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for alterations and extension to roof including raising of ridge height, and 2-storey rear extension to dwellinghouse at 4 Lees Hall Road, Sheffield, S8 9JH (Application No. 22/01910/FUL).

6e. APPLICATION NO. 22/00865/FUL - LAND ADJACENT 137 MAIN ROAD, WHARNCLIFFE SIDE, SHEFFIELD, S35 0DP

6e.1 The application was withdrawn by the applicant.

7. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

7.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed and allowed by the Secretary of State.

8. DATE OF NEXT MEETING

- 8.1 The next meeting of the Planning and Highways Committee would be held on Tuesday 14th February 2023 at 2pm in the Town Hall.