

PLANNING BOARD
Thursday 17 September 2026

Present:- Councillor Mault (in the Chair); Councillors Adair, Ahmed, Brent, Duncan, Elliott, Lelliott, Reynolds, Tarmey and Thorp.

Apologies for absence:- Apologies were received from Councillors Currie, Fisher, Hussain, Jackson and Taylor.

Officers also in attendance were:-

Mrs. L. Brooks, Development Manager
Mr. S. Evans, Planning Solicitor
Mr. S. Gammons, Senior Manager, Transportation and Highways
Mr. R. Morrell, Development Manager
Mrs. E. Ottewell, Head of Planning and Building Control
Mrs. D. Pons, Governance Advisor
Mr. C. Wilkins, Development Manager (Enforcement)

The webcast of the Planning Meeting can be viewed at:-

<https://rotherham.public-i.tv/core/portal/home>

37. EXCLUSION OF THE PRESS AND PUBLIC

There were no items on the agenda to warrant exclusion of the press and public.

38. MATTERS OF URGENCY

There were no matters of urgency for consideration.

39. DECLARATIONS OF INTEREST

Councillor Lelliott declared a prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of previously been on the Panel for a Stage 3 Complaint relating to neighbouring properties.

Councillor Thorp declared a personal and prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing

and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of objecting formally to this planning application.

40. MINUTES OF THE PREVIOUS MEETING HELD ON 27 AUGUST, 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 27th August, 2026 be approved as a correct record of the meeting and signed by the Chair.

41. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

42. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered, the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure the following people attended the meeting and spoke about the applications below:-

- Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side & rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing & gates at 17 Stafford Drive Moorgate for Mrs. S. Hussain (RB2026/0697)

Ms. S. Hussain (Applicant)
Mr. N. Hussain (Supporter)
Mr. M. J. Khan (Supporter)
Mr. A. Ramzan (Supporter)
Councillor Thorp (Objector)
Mr. Z. Azam (Objector)
Dr. N. Rao (Objector)
Mr. B. Everett (Objector)
Local resident (Objector)

Statements were also read out on behalf of:-

Mr. A. Rashid (Supporter)
Mr. A. Rafiq (Supporter)
Local resident (Objector)
Local resident (Objector)

- Change of use of land from agricultural holding to small animal rescue facility (Sui Generis) at land at Kingswood Avenue Laughton-en-le Morthen for Mr. and Mrs. Pagowski (RB2026/0709)

Ms. B. Alderton-Sambrook (on behalf of the Applicant)
Mr. K. Downing (Objector)

A statement was read out on behalf of Ms. S. Hiley (Objector)

(2) That applications RB2026/0064 and RB2026/0709 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That in relation to application RB2026/0697:-

- (a) Permission be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.
- (b) Authorisation be given, in conjunction with the Director of the Planning Service, to the serving of an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990, on the OWNER/OCCUPIER of, and anyone else having a financial interest in, the land at 17 Stafford Drive, Moorgate, Rotherham, S60 8DQ, requiring the reduction of the projection of the two storey front extension to that approved under RB2026/0697, with a compliance period of six months from when any enforcement notice served comes into effect. Prosecution also be authorised should the appropriate steps not be carried out within the specified time period.

(Councillor Lelliott declared a prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of previously been on the Panel for a Stage 3 Complaint relating to neighbouring properties). She left the room prior to the application being presented and did not observe the debate or the vote.

(Councillor Thorp declared a personal and prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of objecting formally to this planning application). He left the room for the presentation of this application only to return to speak at his

designated point, before leaving again. He did not observe the debate or the vote.

43. UPDATES

There were no updates to report.