

**PLANNING BOARD
8th October, 2026**

Present:- Councillor Jackson (in the Chair); Councillors Adair, Ahmed, Brent, Currie, Duncan, Elliott, Fisher, Hussain, Lelliott, Reynolds, Tarmey, Taylor and Thorp.

An apology for absence was received from Councillor Mault.

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>

44. EXCLUSION OF THE PRESS AND PUBLIC

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

45. MATTERS OF URGENCY

There were no matters of urgency for consideration.

46. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

47. MINUTES OF THE PREVIOUS MEETING HELD ON 17TH SEPTEMBER, 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 17th September, 2026, be approved as a correct record of the meeting and signed by the Chair.

48. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

49. 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:-

- Partial change of use of leisure centre (Use Class F2 (c)) to mixed use for leisure and retail use (Use Classes F2 and E), single storey extension to existing building with associated external alterations and installation of roof mounted solar photovoltaic panels at Harthill Sports Centre, Woodall Lane, Harthill for Harthill with Woodall Parish Council (RB2026/0557)

Ms. B. Barker (on behalf of the Applicant)

A statement was read out on behalf of Ms. L. Ellam (Objector)

- Demolition of existing and erection of new Mosque at 158 Broom Lane, Broom for Mr. H. Patel (RB2026/0856)

Mr. H. Patel (Applicant)
Councillor Bower (Supporter)
Mr. M. Hussain (Supporter)
Dr. S. Arshad (Supporter)
Mr. M. Kash (Supporter)
Mrs. K. Chapman (Objector)
Mr. R. Chapman (Objector)
Mr. M. Khan (Objector)

Statements were also read out on behalf of:-

Mr. K. Lambert (Supporter)
Mr. G. Khan (Supporter)
Mr. F. Hussain (Supporter)
Ms. L. Taylor (Objector)

(2) That application RB2026/0557 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That application RB2026/0856 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to:-

- (a) An amendment to Condition No. 5 to confirm red brick materials to be used in the construction of the external surfaces of the development.
- (b) An additional condition relating to external lighting and for any proposals to be submitted to the Local Planning Authority for approval.
- (c) Further discussion to take place between the Head of Planning and Building Control and the Chair and Vice-Chair as to whether the requirements of Martyn's Law (the Terrorism (Protection of Premises) Act 2025) were applicable to these premises and for an appropriate condition to be agreed for inclusion if required.

50. UPDATES

Further to Minute No. 21 of the meeting of the Planning Board held on 16th July, 2026 an update was provided on the latest position with the application by Whitestone Net Zero Ltd. for an order granting development consent for the Whitestone Solar Farm.

The Rule 6 letter had now been formally issued by the Planning Inspectorate and invitations now sent to registered Interested Parties, statutory parties and others to the Preliminary Meeting to discuss the examination process and timetable from week commencing 9th November, 2026. Interested parties must have already registered to attend in person and observe proceedings and the deadline to register was Tuesday, 27th October, 2026.

The Preliminary Hearing was scheduled to take place on Tuesday, 10th November, 2026 commencing at 10.00 a.m. at New York Stadium with an open floor session. Further sessions for Issue Specific Hearings would follow the same week. A livestream of the sessions would be made available.

It was requested that all Members be informed of the detail via email due to the tight timescales involved.

Resolved:- (1) That the update be received and the contents noted.

(2) That the detail relating to the Rule 6 letter and proceedings be forwarded via email to all Elected Members.