PLANNING BOARD
Thursday 29 October 2026

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

An apology for absence was received from Councillor Lelliott.

The webcast of the Planning Meeting can be viewed at:-
https://rotherham.public-i.tv/core/portal/home

51. EXCLUSION OF THE PRESS AND PUBLIC

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

52. MATTERS OF URGENCY

There were no matters of urgency for consideration.

53. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

54. MINUTES OF THE PREVIOUS MEETING HELD ON 8TH OCTOBER 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 8th October, 2026, be approved as a correct record of the meeting and signed by the Chair.

55. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

56. 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:-

- Change of use of existing timber summerhouse to Nail Salon at Beech House 3 Foxcroft Meadows Maltby for Miss A Gundry (RB2026/0958)

Amy Gundry (Applicant)
Ram Kodumudi (Supporter)
Jayne Maxwell (Objector)

Statements were also read out on behalf of :-

Hannah Hatswell (Supporter)
Tracey Hatswell (Supporter)

- Single-storey school extension comprising of a new administrative entrance link and multi use assembly hall, lower-ground undercroft car park, and associated landscaping and access works at Listerdale Junior Academy Beech Avenue Brecks for ACET (RB2026/1144)

Tim Hayselden (on behalf of the Applicant)
Brian Fletcher (Objector)
Roger Spurr (Objector)

(2) That application RB2026/0958 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions set out in the submitted report, with Condition 6 amended to read as follows:

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The business hereby approved shall not accommodate more than five customer appointments in any one day and shall not exceed twenty-five customer appointments in any calendar week.

(3) That application RB2026/1144 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

57. REPORT OF THE SERVICE DIRECTOR FOR PLANNING, REGENERATION AND TRANSPORT - WHITESTONE SOLAR FARM - NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT UPDATE

Further to Minute No. 45 of the meeting held on 27 November 2025, Minute No. 67 of the meeting held on 19 March 2026 and Minute No. 21 of the meeting held on 16 July 2026, consideration was given to the report of the Service Director of Planning, Regeneration and Transportation providing the latest update on the proposed Whitestone Solar Farm, which was being progressed as a Nationally Significant Infrastructure Project and would be determined by the Secretary of State through the Development Consent Order process rather than by the Council.

The Council had submitted its Relevant Representation to the Planning Inspectorate, identifying a range of matters requiring further scrutiny, including Green Belt impacts, landscape and visual effects, agricultural land loss, ecology, heritage, highways, drainage, environmental impacts,

battery storage safety and socio-economic considerations.

It was reported that the Examining Authority had issued its Rule 6 Letter and Initial Assessment of Principal Issues, which broadly reflected the concerns raised by the Council and other interested parties. Members noted that the examination process was due to commence following the online Preliminary Meeting on 10 November 2026 and was scheduled to conclude on 9 April 2027.

Members were advised that the Preliminary Meeting would provide an opportunity for procedural comments and would be live streamed, allowing public viewing regardless of whether individuals had registered to attend.

Members expressed concerns regarding the use of online meetings and the difficulties this presented for local residents seeking to engage with the examination process.

The Planning Board noted that Rotherham and Doncaster Metropolitan Borough Councils were working collaboratively, supported by specialist consultants. Officers and the Council's consultants would continue to participate in the examination process, including the preparation of the Local Impact Report, engagement on Statements of Common Ground and attendance at hearings as required.

Further updates would be provided to Members as the examination progressed.

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

58. UPDATES

The Chair explained that, under the new Scheme of Delegation arrangements, Councillors Adair and Currie would no longer serve on the Planning Board. The Chair placed on record the Board’s appreciation for their valued contributions and commitment during their time as members of the Board.