

**PLANNING BOARD**  
**22nd September, 2022**

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bacon, Bird, Burnett, Cowen, Elliott, Fisher, Havard, Keenan, Tarmey and Taylor.

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

**121. EXCLUSION OF THE PRESS AND PUBLIC**

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

**122. MATTERS OF URGENCY**

There were no matters of urgency for consideration.

**123. DECLARATIONS OF INTEREST**

There were no Declarations of Interest to report.

**124. MINUTES OF THE PREVIOUS MEETING HELD ON 11TH AUGUST, 2022**

**Resolved:-** That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 11<sup>th</sup> August, 2022, be approved as a correct record of the meeting.

**125. DEFERMENTS/SITE VISITS**

There were no site visits or deferments recommended.

**126. 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, a number of people attended the meeting and spoke about the applications below:-

- Subdivision and change of use of building into a coffee shop (Use Class E) and hot food takeaway (Use Class Sui Generis), demolition of front extension and installation of new shop fronts with ramped access and external seating area to Bawtry Road at 186 Bawtry Road Wickersley (RB2021/2130)

Councillor S. Ellis (Objector – on behalf of Wickersley Parish Council)

A statements was also read out on behalf of Mr. and Mrs. Haworth (Objectors).

- Display of illuminated signs and non illuminated signs and 1 No. 6m high illuminated Totem sign at 186 Bawtry Road Wickersley Rotherham (RB2021/2131)

Councillor S. Ellis (Objector – on behalf of Wickersley Parish Council)

A statements was also read out on behalf of Mr. and Mrs. Haworth (Objectors).

- Demolition of balcony and porch structures and conversion and extension of detached dwelling to form two dwellings, including partial raising of roof height and alteration to elevations to include new window detailing, front porches and eaves dormers, at 3 The Close, Dinnington (RB2022/0201)

Mr. A. Dodwell (Applicant)

Mr. J. Kelwick (Objector)

Ms. J. Warnes (Objector)

- Erection of a convenience store (Use Class E) adjacent to the existing public house (Sui Generis), utilising the existing access, with associated parking and landscaping, and reconfiguration of the public house car park, including additional parking area, The Squirrel 194 Laughton Road, Dinnington (RB2022/0777)

Mr. J. Russell (Applicant)

Parish Councillor D. Smith (Objector)

- (2) That, application RB2021/2130 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and also subject to an amendment to the hours in Condition 3 and along with an extra condition (Condition 14) to ensure that the front railings were provided. The conditions now read:-

03

The use hereby permitted shall only be open to customers or for deliveries between the hours of 0800 - 2300.

Reason - In the interests of the amenities of the occupiers of nearby dwellings and in accordance with the Local Plan.

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Within 1 month of the date of this decision, details of the railings around the external seating area on the Bawtry Road frontage shall be submitted to the Local Planning Authority and the details shall be implemented within 1 month of their approval.

Reason - In the interests of visual amenity and to prevent unauthorised motorised access to the front of the building.

(3) That with regards to application RB2021/2131:-

(a) the illuminated and non-illuminated signage on the building be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(b) the proposed totem sign be refused for the reason adopted by Members at the meeting and listed in the submitted report.

(4) That, application RB2022/0201 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(5) That, application RB2022/0777 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and also subject to an amendment to the hours in Condition 10 and re-wording of Condition 13 to now read:-

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The use hereby permitted shall only be open for deliveries and dispatches by Heavy Goods Vehicle's (HGV's) between the hours of 07:00 to 21:00 hrs Monday to Sunday, and all other deliveries shall only take place between the hours of 06:00 to 21:00 hrs Monday to Sunday.

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The additional security measures to protect the Public House as set out in the submitted Statement on the Future Viability of the Squirrel Public House, shall be retained until the building is brought back into use.

**127. UPDATES**

There were no updates to report.

**128. DATE OF NEXT MEETING**

**Resolved:-** That the next meeting of the Planning Board take place on Thursday, 13<sup>th</sup> October, 2022 at 9.00 a.m. at Rotherham Town Hall.