

PLANNING BOARD
21st March, 2024

Present:- Councillor Bird (in the Chair); Councillors Andrews, Bacon, Ball, Burnett, Cowen, Fisher, Keenan, Khan, Sheppard and Tarmey.

Apologies for absence:- Apologies were received from Councillors Elliott and Taylor.

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

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

76. EXCLUSION OF THE PRESS AND PUBLIC

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

77. MATTERS OF URGENCY

There were no matters of urgency for consideration.

78. DECLARATIONS OF INTEREST

There were no declarations of interest to report.

79. MINUTES OF THE PREVIOUS MEETING HELD ON 29TH FEBRUARY, 2024

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 29th February, 2024, be approved as a correct record of the meeting.

80. DEFERMENTS/SITE VISITS

Consideration was given to any deferments or site visits in relation to items on this agenda.

There was a request for a deferment of application RB2024/0185 (change of use from C3 dwellinghouse to C2 residential institution at 14 Mair Court, Moorgate for RMBC) by Councillor Fisher on the basis that there had been I.T. difficulties that had prevented some residents logging onto the Planning Portal to register their objections to the proposal.

There were also three requests proposed for site visits for applications:-

- RB2023/1032 - Reserved matters application for details of appearance, landscaping, layout, scale and access for 300 dwellinghouses (Phase 2, 3, & 4) following RB2020/1815 to vary condition 2 (approved plans) imposed by RB2016/1492 at Land to the east of Grange Lane Maltby for Jones Homes (Yorkshire) Limited
- RB2024/0148 - Change of use from C3 dwellinghouse to C2 residential institution at 3 Wood Close Ravenfield for RMBC
- RB2024/0185 - Change of use from C3 dwellinghouse to C2 residential institution at 14 Mair Court Moorgate for RMBC

All the requests were moved and seconded and put to the vote.

Resolved:- (1) That the request for a deferment for application RB2024/0185 (change of use from C3 dwellinghouse to C2 residential institution at 14 Mair Court, Moorgate for RMBC) was not approved.

(2) That application RB2023/1032 (Reserved matters application for details of appearance, landscaping, layout, scale and access for 300 dwellinghouses (Phase 2, 3, & 4) following RB2020/1815 to vary Condition 2 (approved plans) imposed by RB2016/1492 at land to the east of Grange Lane, Maltby for Jones Homes (Yorkshire) Limited) be deferred and a visit of inspection be arranged, in consultation with the Chair and Vice-Chair of the Planning Board, following a request by Ward Member, Councillor Tinsley to allow Members to consider concerns about the access from Stainton Lane from a highway perspective and for the Planning Board to view these on site before coming to a decision.

(3) That application RB2024/0148 (change of use from C3 dwellinghouse to C2 residential institution at 3 Wood Close Ravenfield for RMBC) be deferred and a visit of inspection be arranged, in consultation with the Chair and Vice-Chair of the Planning Board, following a request by two local residents to allow Members to consider the site as the plans differed slightly to the reality and for Members to understand and view the proposed issues more clearly, especially from a health and safety perspective on site before coming to a decision.

(4) That the request for a site visit for RB2024/0185 (change of use from C3 dwellinghouse to C2 residential institution at 14 Mair Court Moorgate for RMBC) was not approved.

81. SITE VISIT - ERECTION OF 2 DWELLINGHOUSES AT LAND AT ELM TREE ROAD MALTBY FOR RMBC (RB2024/0001)

Further to Minute No. 71 of the meeting of the Planning Board held on 29th February, 2024 consideration was given to the report relating to the above application for planning permission. Prior to the meeting, Members of the Planning Board made a visit of inspection to the above site, the subject of this application.

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

Ms. J. Beckett (Applicant)
Mrs. D. Harland (Objector)
Councillor A. Tinsley (Objector)

Resolved:- (1) That, on the development proposals now considered, the requisite notice 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.

(2) That application RB2024/0001 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

82. 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:-

- Proposed external ramps to front and rear of property at 24 Spinneyfield, Moorgate for Rhodos Properties (No 4) Limited (RB2023/0927)

Mr. H. Bartle (Applicant)
Mr. M. Norton (Objector)
Mr. K. Ollivant (Objector)

A statement was also read out at the meeting on behalf of Mr. D. Cobley (Objector).

A statement was also read out at the meeting on behalf of Mr. Linton (Objector).

- Change of use from C3 dwellinghouse to C2 residential institution at 14 Mair Court Moorgate for RMBC (RB2024/0185)

Ms. H. Sweaton (Applicant)

Mr. A. Bishop (Objector)

Mr. R. Howcroft (Objector)

Ms. R. Barrow (Objector)

Mr. R. Milnes (Objector)

Mr. R. Abel (Objector)

Ms. D. Davis (Objector)

Ms. A. Bugdol (Objector)

Mr. P. Thorp (Objector)

Mr. P. Rose (Objector)

A statement was read out on behalf of Mrs. C. Rose (Objector)

A statement was read out on behalf of K. Oommen (Objector)

A statement was read out on behalf of Dr. C. Mammen Oommen (Objector)

A statement was read out on behalf of Ms. F. Mejias-Yedra (Objector)

A petition was also received in relation to this application containing 221 unverified signatures calling on the Council to withdraw the application owing to a lack of duty of care, a lack of transparency and openness by the Council and due to the negative impact on road safety, traffic and parking.

- (2) That applications RB2023/0927 and RB2024/0185 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

83. UPDATES

There were no updates to report.

84. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 11th April, 2024 at Rotherham Town Hall.