

**PLANNING BOARD
14th August, 2025**

Present:- Councillor Mault (in the Chair); Councillors Ahmed, Allen, Bacon, A. Carter, Cowen, Currie, Duncan, Elliott, Hussain, Jackson, Sutton and Thorp.

Apologies for absence:- Apologies were received from Councillors Adair, Fisher and Tarmey.

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

25. EXCLUSION OF THE PRESS AND PUBLIC

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

26. MATTERS OF URGENCY

There were no matters of urgency for consideration.

27. DECLARATIONS OF INTEREST

Councillor Elliott declared a personal interest in application RB2024/1362 (erection of three dwellings at 17 Green Street, Greasbrough for Mr. M. Millar) on the grounds of having had previous involvement in the plans for this site. He left the room during the consideration of this application and did not observe the vote.

28. MINUTES OF THE PREVIOUS MEETING HELD ON 24TH JULY, 2025

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 24th July, 2025, be approved as a correct record of the meeting and signed by the Chair.

29. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

30. 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:-

- Erection of three dwellings at 17 Green Street, Greasbrough for Mr. M. Millar (RB2024/1362)

Two statements on behalf of objectors were read out.

- Demolition of existing dwelling and erection of two storey detached dwelling with detached dormer bungalow to rear including installation of flue and alterations to existing vehicular access at 9 Moat Lane, Wickersley for Mr. T. Townend (RB2025/0083)

Mr. T. Townend (Applicant)

Mr. T. Jeffries (Objector)

Mr. S. Dainty (Objector)

A statement on behalf of Mr. D. Bailey (Objector) was read out.

- Change of use from bank (Use Class E) to House in Multiple Occupation (HMO) for up to 8 people (Use Class Sui Generis) with boundary wall/railings to front and bin/cycle store and parking area to rear at 43 High Street, Swallownest for Bilham Developments Ltd. (RB2025/0426)

A statement on behalf of the Applicant was read out.

- Erection of 3 storey building comprising of 9 No. Residential Flats, including alterations to the existing first and second floor front elevation and storage rooms in roof space at 17A Shelley Road, Herringthorpe for Mr. S. Hussain (RB2025/0525)

Dr. E. Young (Objector)

Mrs. A. Mace (Objector)

A statement on behalf of Ms. C. A. Young (Objector) was read out.

(2) That application RB2024/1362 be refused for the reasons adopted by Members at the meeting and as listed in the submitted report.

(3) That in relation to application RB2025/0083:-

(a) The applicant enter into a Unilateral Undertaking to ensure that Dwelling 1 is constructed within five years of the occupation of Dwelling 2.

(b) That subject to the signing of the Unilateral Undertaking, planning permission be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(4) That application RB2025/0426 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(5) That the Planning Board declare that it was not favourably disposed towards application RB2025/0525 and that it be refused on the grounds that the development had an impact on residential amenity of local residents and on the character of the local area and that the detail for the reasons for refusal be agreed by officers in consultation with the Chair and Vice-Chair of the Planning Board.

Councillor Elliott declared a personal interest in application RB2024/1362 (erection of three dwellings at 17 Green Street, Greasbrough for Mr. M. Millar) on the grounds of having had previous involvement in the plans for this site. He left the room during the consideration of this application and did not observe the vote.

31. UPDATES

There were no updates to report.