PLANNING BOARD
Thursday 22 January 2026

Present:- Councillor Mault (in the Chair); Councillors Adair, Ahmed, A. Carter, Clarke, Currie, Elliott, Fisher, Hussain and Jackson.

Apologies for absence:- Apologies were received from Councillors Allen, Sutton, Tarmey and Thorp.

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

47. EXCLUSION OF THE PRESS AND PUBLIC

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

48. MATTERS OF URGENCY

There were no matters of urgency for consideration.

49. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

50. MINUTES OF THE PREVIOUS MEETING HELD ON 27TH NOVEMBER, 2025

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 27th November, 2025, be approved as a correct record of the meeting and signed by the Chair.

51. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

52. 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 application below:-

- Erection of self build residential dwelling at land adjacent 1 Austen Drive, Bramley for Mr. M. Middleton (RB2025/1483)

Mr. M. Middleton (Applicant)
Mr. S. Woods (Objector)
Mr. D. Harris (Objector)

Two additional statements of objection were read out at the meeting.

(2) That application RB2022/1785 be refused for the reasons adopted by Members at the meeting and as listed in the submitted report.

(3) That application RB2025/1483 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

53. UPDATES

The following update information was provided:-

(a) Planning Enforcement January to December, 2025

Consideration was given to a short presentation by the Planning Enforcement Manager which provided an update on planning enforcement from January to December, 2025.

The presentation highlighted:-

Number of complaints received	388
Planning Contravention Notices	20
Enforcement Notices	15
Breach of Condition Notice	3
Temporary Stop Notice	0
Section 215 Untidy Land	0
Tree Replacement Notices	0

There were also forty-nine other cases where enforcement action was pending and authorised.

Further information was provided on the numbers of planning applications received as a result of enforcement:-

Number of applications received	107
% of applications refused (3 of 39)	29%
Numbers of applications dismissed at appeal	9
Number of applications upheld at appeal	1

From the Enforcement Notices issued a number appealed the decision:-

No. of Enforcement Notice Appeals	8
Appeals Dismissed	4

Appeals Allowed	0
Appeals awaiting determination/withdrawn	4

Photographic evidence of examples were shared where action was recommended and where this had been successful.

Members welcomed the data as presented and thanked the Enforcement Team for the work they had provided.

The Board asked a number of questions about ongoing cases where Planning Enforcement may be involved and how progress was being monitoring.

The Planning Enforcement Manager reminded the Board that where there may be issues or concerns about ongoing and delayed development these should be referred to the service for investigation.