

**PLANNING BOARD
23rd February, 2023**

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

Apologies for absence were received from Councillors Bacon and Wooding.

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

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

161. EXCLUSION OF THE PRESS AND PUBLIC

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

162. MATTERS OF URGENCY

There were no matters of urgency for consideration.

163. DECLARATIONS OF INTEREST

Councillor Fisher declared a personal interest in application RB2022/1460 on the grounds that his wife was employed by the NHS and who may use this facility.

164. MINUTES OF THE PREVIOUS MEETING HELD ON 12TH JANUARY, 2023

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 12th January, 2023, be approved as a correct record of the meeting.

165. DEFERMENTS/SITE VISITS

There were no deferments or site visits recommended.

166. 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:-

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- Reserved matters application details of landscaping, scale, access, external appearance and layout for the erection of 46 dwellinghouses (reserved by outline RB2021/0060) at land to rear of 166 Swinston Hill Road, Dinnington at land rear of 166 Swinston Hill Road, Dinnington for Hooper Urban Partnerships (RB2022/0880)

Ms. S. Rose (Applicant)

- Siting of caravans to provide staff living accommodation at Glades Nursing Home, Falcon Way, Dinnington at Glades Nursing Home, Falcon Way, Dinnington for Conniston Care (RB2022/1460)

Mr. P. Milner (Objector)

Parish Councillor D. Smith (Objector)

Ms. S. Peat (Objector)

Mr. R. Daine (Objector)

Mr. M. L. Wright (Objector)

Mrs. G. Turner (Objector)

(2) That, with regards to application RB2022/0880:-

(a) The Council enter into a Deed of Variation legal agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following as per agreed on RB2021/0060:-

- Financial contribution of £500 per dwelling towards sustainable travel measures to support the development (£23,000).
- Financial contribution of £2,369 towards improvement to bus stop 35841 controlled by South Yorkshire Passenger Transport Executive to support the development.
- Financial contribution of £750 towards the installation of a kissing gate on adjacent footpath (Dinnington Footpath No. 13).
- Financial contribution of £390.69 per dwelling (£16,591.74) in respect of the installation of equipped play on the adjacent green space (Swinston Hill Recreation Ground) and £2,450 towards ongoing maintenance costs.
- Establishment of a Management Company to manage and maintain the areas of Greenspace on site.
- Requirement to provide 100% affordable housing.

(b) subject to the satisfactory signing of such an agreement, the Council resolves to grant planning permission for the proposed development subject to the reasons for grant and conditions listed in the submitted report and subject to amendments to:-

Condition 1 – to add in the relevant plan suffixes.

Condition 3 – remove as the requirement to provide 100% affordable housing would now be secured by the Deed of Variation.

Condition 2 and renumbered Conditions 3, 10, 11, 12 and 15 – to remove the words “unless otherwise agreed in writing with the Local Planning Authority”.

(3) That the Planning Board declare that it was not favourably disposed towards application RB2022/1460 and that it be refused on the grounds that the proposed development, by virtue of the accommodation not being suitable for the occupiers resulting in the public benefits of the scheme not outweighing the less than substantial harm to the significance of the listed building. The exact wording for this reason for refusal to be agreed in consultation with the Chair and Vice-Chair of the Planning Board.

167. UPDATES

There were no updates to report.

168. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 16th March, 2023 at 9.00 a.m. at Rotherham Town Hall.