

**PLANNING BOARD
Thursday 3 July 2025**

Present:- Councillor Mault (in the Chair); Councillors Allen, Bacon, Cowen, Currie, Duncan, Elliott, Fisher, Hussain and Tarmey.

Apologies for absence:- Apologies were received from Councillors Adair, Ahmed, Jackson, Sutton and Thorp.

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

9. EXCLUSION OF THE PRESS AND PUBLIC

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

10. MATTERS OF URGENCY

There were no matters of urgency for consideration.

11. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

12. MINUTES OF THE PREVIOUS MEETING HELD ON 12TH JUNE, 2025

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 12th June, 2025, be approved as a correct record of the meeting and signed by the Chair.

13. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

14. SITE VISIT - DEMOLITION OF DWELLINGS AND OUTLINE APPLICATION FOR THE ERECTION OF 15 DWELLINGS INCLUDING DETAILS OF ACCESS, APPEARANCE, LAYOUT & SCALE AT LAND AT CHURCHILL AVENUE/GREENLAND AVENUE, MALTBY (RB2023/1364)

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:-

Mrs. Sheila McGrath (Objector)
Mr. Michael Staples (Objector)
Mr. David Whitehead (Objector)
Councillor Adam Tinsley (Objector)

Resolved:- That with regards to application RB2023/1364:-

(a) The Council enter into a satisfactory Legal Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing:-

- £76,200 towards off site affordable housing provision.
- £7,500 towards sustainable transport measures (£500 per unit).
- £56,055 towards secondary school education provision (Pupil yield £3,737 x 15 dwellings).
- Establishment of a Management Company to manage and maintain the areas of Greenspace on site.

(b) subject to the satisfactory signing of the legal agreement application RB2023/01364 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

15. 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:-

- Two storey side extension with alterations to car park and associated works at Premier Inn Hotel East Bawtry Road, Broom for Premier Inn Hotels Ltd. (RB2024/1358)

Mr. Jonathan Vose (Applicant)
Mrs. Janet Mitchell (Objector)
Mr. David Mitchell (Objector)
Mrs. Felicity Thompson (Objector)
Mr. Alwyn Dale (Objector)

- Creation of all wheels bike track at grass land park area Magna Lane, Dalton for Dalton Parish Council (RB2025/0526)

Mr. David Pickering (Applicant)
Councillor Bennett-Sylvester (Supporter)

(2) That applications RB2024/1358 and RB2025/0526 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

16. CHANGING OF TIME FOR FUTURE MEETINGS

Consideration was given to a request by a Member of the Planning Board who suggested a revised start time to all meetings for the municipal year from 9.00 a.m. to 10.00 a.m.

Discussion ensued on the advantages and disadvantages of the request. It was suggested that due to the number of apologies the Clerk email all Planning Board Members to ascertain their view and for this be reported back to the next meeting.

Resolved:- That contact be made with all Planning Board Members for their view on a proposed change of start time.

17. UPDATES

There were no updates to report.