

PLANNING BOARD
Thursday 24 July 2025

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

Apologies for absence:- Apologies were received from Councillors Adair, Cowen and Sutton.

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

18. EXCLUSION OF THE PRESS AND PUBLIC

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

19. MATTERS OF URGENCY

There were no matters of urgency for consideration.

20. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

21. MINUTES OF THE PREVIOUS MEETING HELD ON 3RD JULY, 2025

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 3rd July, 2025, be approved as a correct record of the meeting and signed by the Chair.

22. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

23. 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:-

- Change of use from dwellinghouse (use class C3) to children's home (use class C2) for up to three children with extended vehicular access at 92 Swinston Hill Road, Dinnington for Mr. Hallam (RB2025/0610)

Mr. L. Hallam (Applicant)
Ms. V. Thurtle (Supporter)
Mr. G. Tabor (Objector)
Ms. C. Wragg (Objector)
Mrs. K. Tabor (Objector)
Mr. K. Wilson (Objector)
Mr. T. Collingham (on behalf of Dinnington Town Council)
(Objector)

Statements were also read out on behalf of:-

Mr. A. Stafford
Resident (Name Withheld)

(2) That application RB2025/0610 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

24. UPDATES

The following update information was provided:-

(a) Planning Enforcement January to June, 2025

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

The presentation highlighted:-

Number of complaints received	210
Planning Contravention Notices	8
Enforcement Notices	6
Breach of Condition Notice	0
Temporary Stop Notice	0
Section 215 Untidy Land	0
Tree Replacement Notices	

There were also thirty-four 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	56
% of applications refused (3 of 39)	8%
Numbers of applications dismissed at appeal	3
Number of applications upheld at appeal	7

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

No. of Enforcement Notice Appeals	5
Appeals Dismissed	3
Appeals Allowed	0
Appeals awaiting determination	2

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.

Any issues where there were concerns about ongoing and delayed development could be referred to the service for investigation.

The Board asked a number of questions about permitted development rights and whether this had caused much confusion and the structure of the rules on permitted development was briefly outlined especially around dwelling extensions.

(b) Completed Developments Tour

The Chair shared details of a future Completed Developments Tour which would provide Board Members with the opportunity to look at built out developments across the borough.

The Tour was scheduled to take place on Thursday, 18th September, 2025 and Members would be contacted to confirm their availability and to suggest any sites or developments that may warrant a visit.

Transport and details would be confirmed in due course.

(c) Times of Future Meetings

Further to Minute No. 16 of the meeting of the Planning Board held on 3rd July, 2025 an email had been circulated to Board Members to look at start times for meetings.

By a slim majority the consensus was for the start time of the Planning Board to remain at 9.00 a.m.

Resolved:- That the information be received and the contents noted.