

PLANNING BOARD
Thursday 26 February 2026

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

Apologies for absence:- Apologies were received from Councillors Bacon and Sutton.

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

54. EXCLUSION OF THE PRESS AND PUBLIC

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

55. MATTERS OF URGENCY

There were no matters of urgency for consideration.

56. DECLARATIONS OF INTEREST

Councillor Fisher declared a personal interest in application RB2025/1408 (change of use from Class C3 Dwellinghouse to Class E(e) provision of medical or health services and single storey side/rear extension and single storey link extension to 41 Broom Road at 39 Broom Road, Broom for Joseph Family Dental Care) on the grounds of being a client. He left the room whilst the application was discussed and did not observe the vote.

57. MINUTES OF THE PREVIOUS MEETING HELD ON 22ND JANUARY, 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 22nd January, 2026, be approved as a correct record of the meeting and signed by the Chair.

58. DEFERMENTS/SITE VISITS

There were no site visits or deferrals recommended.

59. 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 107 dwellings, associated highways, landscape, open space and drainage infrastructure at land south of Mansfield Road, Aston for Gleeson Regeneration Ltd and Network Space Land Ltd. (RB2024/1431)

Ms. B. Justice (Applicant)

- Change of use from Class C3 Dwellinghouse to Class E(e) provision of medical or health services and single storey side/rear extension and single storey link extension to 41 Broom Road at 39 Broom Road, Broom for Joseph Family Dental Care (RB2025/1408)

Mr. H. Marston (Objector)

(2) That in relation to application RB2024/1431:-

(a) That the Council enter into a legal agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following:-

- Affordable housing provision (9 units including 6 bungalows on a 1:2 ratio and 3 x 2 bed properties).
- Education Contribution of £327,189.50 towards secondary education at Aston Academy in line with the 2025 Education s106 policy.
- £104,000 towards consulting rooms at Swallownest Health Centre.
- £500 per dwelling towards promotion of sustainable transport (£53,500 in total).
- £39,108 for bus stop improvements at bus stop 30970 (Mansfield Road) and 30969 (Mansfield Road).
- A contribution in the region of £10,200 towards the 30-year management and monitoring of the significant on-site habitat.
- A financial contribution of up to £67,203 to support existing sports pitch provision within an initial one-mile radius of the site and as required by the Play Pitch Strategy.
- Establishment of a Management Company to manage and maintain the areas of Greenspace on site.

(b) subject to the satisfactory signing of the agreement application RB2024/1431 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to an amendment to Condition No.33 which should now state:-

Prior to commencement of any above ground works, details of any cut and fill earthworks required to create development platform(s), including detailed topographical survey information and proposed finished site levels **and any retaining walls and structures** shall be submitted to and approved in writing by the Local Planning Authority. This shall include the submission of a Materials Management Plan as required by the CL:AIRE guidance. The development shall thereafter be constructed in accordance with the approved details.

Reason

To ensure the safe occupation of the site.

(3) That application RB2025/1408 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(Councillor Fisher declared a personal interest in application RB2025/1408 (change of use from Class C3 Dwellinghouse to Class E(e) provision of medical or health services and single storey side/rear extension and single storey link extension to 41 Broom Road at 39 Broom Road, Broom for Joseph Family Dental Care) on the grounds of being a client. He left the room whilst the application was discussed and did not observe the vote)

60. UPDATES

There were no updates to report.