

PLANNING BOARD
Thursday 19 March 2026

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

An apology for absence was received from Councillor Fisher.

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

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

61. EXCLUSION OF THE PRESS AND PUBLIC

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

62. MATTERS OF URGENCY

There were no matters of urgency for consideration.

63. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

64. MINUTES OF THE PREVIOUS MEETING HELD ON 26TH FEBRUARY 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 26th February, 2026, be approved as a correct record of the meeting and signed by the Chair.

65. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

66. 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 228 dwellings with associated access, open space, drainage infrastructure and landscaping at land to north of Grange Road/off Priestley Avenue Rawmarsh for Taylor Wimpey Limited (RB2025/0537)

Ms. S. Carr (on behalf of the Applicant)
Councillor D. Sheppard (Objector)

Statements read out on behalf of:-

Mrs. B. Heath (Objector)

Mr. B. Smith (Objector)

Ms. L. Braisby (Objector)

- Erection of two stable blocks at land adjacent A57 Chesterfield Road, Swallownest for Mr. J. White (RB2025/1101)

Mr. R. Beal (on behalf of the Applicant)

- Application to vary conditions 06 (amend wording relating to car parking spaces and 07 (new rota document amendments) imposed by RB2025/0610 at 92 Swinston Hill Road, Dinnington for Mr. Hallam (RB2026/0061)

Mr. L. Hallam (Applicant)

Ms. V. Thurtle (Supporter)

Mr. G. Tabor (Objector)

Mrs. K. Tabor (Objector)

Ms. A. Wright (Objector on behalf of Dinnington Town Council)

(2) That in relation to application RB2025/0537:-

(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:-

S106 agreement Heads of Terms

- 25% affordable housing provision (57 units) as shown on drawing 24 5750 08 S106 Plan Rev D. Including Affordable Rent (32 units).

Contributions

- Bus Stop Improvements Contribution £60,106.
- Highways TRO Contributions:-

£5,000 (20mph speed limit).

£5,000 (investigation of a traffic regulation order to improve junction capacity at the Haugh Road/A633 junction).

£500 (sustainable transport) per dwelling (£114 000).

- Greenspace Contribution £149,500.
- Playing Pitch contribution £105,715.
- Education Contribution to accord with SPD towards Primary School places.

Biodiversity Net Gain

- Biodiversity Net Gain – 10% increase required as per new legislation – details of Biodiversity Net Gain to be approved via conditions.

(b) subject to the satisfactory signing of the agreement application RB2025/0537 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That applications RB2025/1101 and RB2026/0061 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

67. REPORT OF THE SERVICE DIRECTOR OF PLANNING, REGENERATION AND TRANSPORTATION SERVICE

Further to Minute No. 45 of the meeting of the Planning Board held on 27th November, 2025, consideration was given to the report of the Service Director of Planning, Regeneration and Transportation Service and several slides presented by officers which outlined the latest update on the Whitestone Solar Farm proposal being progressed as a Nationally Significant Infrastructure Project (NSIP), requiring a Development Consent Order (DCO) from the Secretary of State under the Planning Act 2008 rather than determination by the Council.

An update was provided on the role of the Council as a statutory consultee, the review by officers on the Statement of Community Consultation (SoCC) and the associated response that whilst satisfied that most statutory requirements appeared to have been met, this was not considered complete due to a number of landowners not being served with a Section 42 notice.

The Council had received a substantial amount of feedback from Parish Councils, Ward Members and residents outlining a number of concerns, but following a review of the comments received by local residents and statutory consultees the applicants have made amendments to the overall masterplan. These updated maps and the changes were shared with Members. These now incorporated additional reductions to the proposed solar development areas located in proximity to villages and residential properties. These revisions resulted in an overall 37% reduction in the developable area when compared with the initial proposals.

It was further highlighted that a review of land identified for environmental mitigation had also been undertaken which meant that areas that exceeded what was required to deliver appropriate ecological benefits have been removed from the scheme. These parcels of land would, therefore, remain outside the project boundary and continue in their existing agricultural use, supporting the applicant's objective of maximising local agricultural productivity.

Furthermore, these amendments, together with any subsequent revisions to the Draft Environmental Statement, were anticipated to form part of the documentation submitted to PINS as part of the Development Consent Order application. The Council would be afforded the opportunity to provide representations on these matters through the preparation of its Local Impact Report.

Further detail was provided on the inclusion of the National Grid Substation and how this was progressing. As this new substation remained subject to planning approval and had not yet been constructed, the project boundary for Whitestone included cable routes to both the existing Brinsworth substation and the proposed Long Lane site.

It was noted the Council would continue to prepare for the Local Impact Report and had instructed specialist external consultants who could provide technical expertise in key areas and assist in the compilation of the necessary reports.

Liaison had continued with the applicants with topic based meetings have been being held to discuss any issues raised. These were likely to continue throughout the pre-application stage on various subjects. Additionally, a Long List of developments had also been agreed to be considered within the cumulative impact assessment for the Whitestone project. Information was provided on the expectations of cumulative assessment and how this would be based on committed development, which would include the two solar farm proposals at Ulley and Thurcroft and the proposed substation at Brinsworth on the basis that they are likely to reach determination within the NSIP assessment period.

Applications to Local Authorities determined under the Town and Country Planning Act would, however, not be required to consider the Whitestone project, as its determination would be expected after consideration of the applications.

Despite numerous requests a draft copy of the Development Consent Order had not been submitted and the Council would continue to pursue with the applicant as this would support the gathering of information and inform the Local Impact Report.

In conclusion it was noted the Whitestone Solar Farm proposal continued to progress through the NSIP pre-application process and the Council remained actively engaged in its statutory role as a host authority. Whilst the applicant had made revisions to the masterplan, several key matters remained outstanding, including confirmation of full statutory compliance, provision of the draft DCO, and clearer evidence of how consultation feedback had informed the evolving scheme.

Officers would remain actively involved scrutinising all forthcoming documentation to ensure the Council's statutory responsibilities were met

and that local issues were fully and accurately represented.

Members would continue to be kept informed as the project progressed, including when the application was submitted and when further formal responses were required. Officers would continue to prioritise transparency, statutory compliance and the protection of local interests as the project advanced towards examination.

In their receipt of the update Members asked a series of questions and received responses relating to:-

- Adequacy of the consultation and the shortfalls in responses to residents by the applicant.
- The short timeframes for response submissions by the Council following the submitting of the application.
- The inadequacy of the statutory consultation process and the disillusionment for residents.
- Welcome appointment of consultants and the potential for Members to be involved.
- Cumulative impact of other applications on Whitestone Solar Farm.
- National Grid Substation development.
- Circulation of the slides presented.

Resolved:- (1) That the update and report be received and the contents noted.

(2) That copies of the presentation slides be circulated for all Planning Board Members.

68. UPDATES

There were no updates to report.