PLANNING BOARD
6th August, 2026

Present:- Councillor Mault (in the Chair); Councillors Adair, Brent, Clarke, Currie, Duncan, Elliott, Fisher, Jackson, Reynolds, Taylor and Thorp.

Apologies for absence were received from Councillors Ahmed, Hussain, Lelliott and Tarmey.

Officers also in attendance were:-

Mrs. L. Brooks, Development Manager
Mr. S. Evans, Planning Solicitor
Mr. S. Gammons, Senior Manager, Transportation and Highways
Mr. R. Morrell, Development Manager
Mrs. E. Ottewell, Head of Planning and Building Control
Mrs. D. Pons, Governance Advisor
Mr. C. Wilkins, Development Manager (Enforcement)

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

23. EXCLUSION OF THE PRESS AND PUBLIC

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

24. MATTERS OF URGENCY

There were no matters of urgency for consideration.

25. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

26. MINUTES OF THE PREVIOUS MEETING HELD ON 16TH JULY 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 16th July, 2026, be approved as a correct record of the meeting and signed by the Chair.

27. DEFERMENTS/SITE VISITS

There were no deferments or site visits recommended.

The Chair confirmed that application RB2026/0697 (Demolition of existing garage and erection of two storey extension to gable sides, two storey front extension, single storey side and rear extension, decking area to rear with steps, rendering of external walls and additional highway access

with new boundary wall, fencing and gates at 17 Stafford Drive Moorgate for Mrs. S. Hussain) had been withdrawn from this agenda and would feature at a future meeting.

28. 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 of ground floor of existing public house to a convenience retail store (Use Class E), including installation of new shop frontage and the provision of bollards to the pavement at the front of the building at 149 Fitzwilliam Street, Swinton for Mr. G. Luxmanan (RB2026/0529)

  Mr. G. Luxmanan (Applicant)
  Ms. A. Lawrence (Objector)
  Ms. M. Saltis (Objector)
  Mr. L. Pearce (Objector)

(2) That application RB2026/0529 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. 5 (opening hours) to now read:-

05
The use hereby permitted shall only be open to customers between the hours of 07:00 and 22:00 Mondays to Saturdays and 07:00 and 21:00 Sundays.

Reason
To safeguard the amenities of the occupiers of nearby residential properties in accordance with Local Plan Policy SP52 'Pollution Control' and the National Planning Policy Framework.

(3) That application RB2026/0697 be withdrawn and feature at a future meeting.

29. UPDATES

The following update information was provided:-

(a) Planning Enforcement January to June, 2026

Further to Minute No. 53 of the meeting of the Planning Board held on 22nd January, 2026 consideration was given to a short presentation by the Development Manager (Enforcement) which provided an update on planning enforcement from January to June, 2026.

The presentation highlighted:-

Number of complaints received	192
Planning Contravention Notices	0
Enforcement Notices	8
Breach of Condition Notice	0
Temporary Stop Notice	0
Section 215 Untidy Land	0
Tree Replacement Notices	0

There were also 60 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	55
% of applications refused (18 of 34)	53%
Numbers of applications dismissed at appeal	8
Number of applications upheld at appeal	2

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

No. of Enforcement Notice Appeals	3
Appeals Dismissed	3
Appeals Allowed	0
Appeals awaiting determination/withdrawn	6

Photographic evidence of examples was 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.

The Board asked a number of questions and shared examples of planning contravention in their own Wards, including making reference to a recent appeal decision relating to the flats on Shelley Road, Herringthorpe.

The Development Manager (Enforcement) provided an update on application RB2025/0525 (Erection of three storey building comprising of 9 No. Residential Flats, including alterations to the existing first and second floor front elevation and storage rooms in roof space at 17A Shelley Road, Herringthorpe for Mr. S. Hussain) which had been dismissed at appeal.

An Enforcement Notice was still live and required the applicant to either demolish the building within two years or take action to overcome/redress the reasons for refusal with a further application.

The Development Manager (Enforcement) reminded the Board that where there may be issues or concerns about ongoing and delayed development these should be referred to the Service for investigation. Anyone ignoring recommendations to stop work where matters were found to be in contravention did so at their own risk of future enforcement action and ultimately prosecution.