

**PLANNING BOARD
Thursday 27 August 2026**

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

Apologies for absence:- Apologies were received from Councillors Duncan, Elliott and Lelliott.

Officers also in attendance were:-

Mrs. L. Brooks, Development Manager

Mr. S. Evans, Planning Solicitor

Mr. S. Gammons, Senior Manager, Transportation and Highways

Mrs. A. Kemp, Governance Advisor

Mrs. E. Ottewell, Head of Planning and Building Control

Mrs. S. Whitby, Head of Service - Access to Education

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

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

30. EXCLUSION OF THE PRESS AND PUBLIC

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

31. MATTERS OF URGENCY

There were no matters of urgency for consideration.

32. DECLARATIONS OF INTEREST

Councillor Thorp declared a personal interest in Application RB2026/0716 (Erection of a two-storey side and rear extension, single-storey rear extension, increase in roof height to create rooms in the roof space with dormer windows to the rear, porch to the front and erection of a garden room to the rear at 5 Spinneyfield, Moorgate), having held prior discussions with parties both in support of and in objection to the application. He left the room whilst the item was discussed and did not observe the vote.

Councillor Fisher declared a personal interest in Application RB2026/0716 (Erection of a two-storey side and rear extension, single-storey rear extension, increase in roof height to create rooms in the roof space with dormer windows to the rear, porch to the front and erection of a garden room to the rear at 5 Spinneyfield, Moorgate), having undertaken a site visit and spoken with the occupier/property owner.

33. MINUTES OF THE PREVIOUS MEETING HELD ON 6TH AUGUST 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 6th August 2026, be approved as a correct record of the meeting and signed by the Chair.

34. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

35. 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:-

- Application to vary/remove conditions 14, 15, 16, 17, 18, 19 & 20 (highway related) imposed by RB2022/1076 and amended by Section 96a permission RB2024/0784 - Continuation of outline application with all matters reserved except for the means of access for a new community comprising residential (up to 3890 units), commercial development (including office, live/work, retail, financial and professional services, restaurants, snack bars and cafes, drinking establishments, hot-food takeaways, entertainment and leisure uses and a hotel) and open space (including parkland and public realm, sport and recreation facilities) together with 2 primary schools, health, cultural and community facilities, public transport routes, footpaths, cycleways and bridleways, landscaping, waste facilities and all related infrastructure (including roads, car and cycle parking, gas or biofuel combined heat and power generation plant and equipment, gas facilities, water supply, electricity, district heating, telecommunications, foul and surface water drainage systems and lighting with variation of Condition 28 imposed by RB2017/0743 to update the approved Surface Water Strategy at Waverley New Community off Highfield Spring Waverley for Harworth Estates (Waverley Prince) Ltd (RB2026/0633)

Ms. J. Beckett (on behalf of the applicant)
Councillor. J. Baggaley (Objector)
Ms. R. Graham (Objector)

- Erection of a two storey side & rear extension, single storey rear extension, increase in roof height to create rooms in roof space with dormer windows to rear, porch to front & erection of garden room to rear at 5 Spinneyfield Moorgate (RB2026/0716)

Ms. N. Shaukat (Applicant)
Mr. R. Webster (Objector)
Mr. J. Gamble (Objector)
Mr. P. Barrell (Objector)

(2) That applications RB2026/0633 and RB2026/0716 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted reports.

36. UPDATES

As an update, the Chair referred to the online governance meeting held earlier this week for all council members regarding the new Planning Board structure. The Chair thanked those members who had attended and encouraged anyone who was unable to participate to watch the recording, given the significance of the proposed changes. Members were advised that the revised arrangements would be subject to a vote when the matter is presented to Full Council.

The Chair highlighted that a number of changes within the Planning Department would come into effect from 31 October 2026 and noted that the briefing had provided valuable context and understanding of the proposed new arrangements. It was agreed that the presentation slides from the meeting would be circulated to members for information.