

Dinnington St John's Town Council

Minutes of the Neighbourhood Plan Committee held on 4th July 2025 at 9:00am in Committee Room, Council Office, Dinnington

Present: Cllr W Hall (Chair), Cllr L Clarke, Cllr J Hart, Cllr T Mulholland and Cllr D Smith

Apologies: Cllr N Ruff

Absent: Cllr D Adams

In attendance: T. Collingham (Town Clerk and RFO) and four members of public

N131A/25 To elect the Chair of the Neighbourhood Plan Committee in the absence of the Chair for this meeting

Resolved:- That Cllr W Hall be elected as Chair for the meeting held on 4th July 2025

N131B/25 To answer questions from the last meeting: and to allow for questions from electors of Dinnington to ask one question only in respect of business itemised on the agenda or on a pertinent issue that may arise; followed by the formal meeting

No questions raised during the public participation session.

N132/25 To receive and consider any reasons for absence

Resolved:- That the reasons for absence be accepted for Cllr N Ruff.

N133/25 To receive and record any declarations of interest and if necessary, to receive written requests for dispensations for disclosable pecuniary interests and grant any requests for dispensation as appropriate

David Johnston raised a personal interest with Item 138/25 due to his connection with Cube Construction. The Clerk advised that he was not entitled to vote on any item as a non-councillor.

N134/25 To identify any agenda items which may be considered following the exclusion of the press and public, due to the confidential nature to be discussed. Under Public Bodies (Admission to Meetings) Act 1960, S1 (2))

No items were identified for the exclusion of press and public.

N135/25 To approve the minutes from the Neighbourhood Plan Committee meeting held on Friday 20th June 2025

No matters raised on the minutes.

Resolved:- That the minutes of the Neighbourhood Plan Committee on Friday 20th June 2025 be approved as a true record and the minutes be signed by the Chairman at the bottom of each page.

N136/25 To receive a presentation from RDASH and consider any further action

The Committee welcomed Tim Hennessey, a representative from RDASH to introduce himself to the Committee and for the Committee to share their vision and aspirations.

The Committee noted the plan within Government to provide more Community based care and that the Town Council were forward thinking with a plan and location in mind to provide these services.

Tim shared a summary of the 28 promises of the service and their mid to long-term goals as an organisation. The Committee agreed with the aspirations and asked a number of questions regarding the service and whether any commitment to Dinnington could be made. The Clerk suggested collating members questions and sending these by email to receive a written response. The Committee suggested to email questions by the following Friday.

The service remain open to continuing conversations and working with the Town Council and other organisations to progress. However, there would need to be a solid business case before RDASH would be able to commit.

The Committee would be keen to invite RDASH back to a future meeting.

Resolved:-

- (1) That the Clerk will share the Performance Board papers with the Committee
- (2) Collate questions for RDASH by 11th July and send to RDASH
- (3) Provide details of public information regarding the expansion of Dinnington to RDASH
- (4) Share the Health and Wellbeing Plan, and the Neighbourhood Plan for Dinnington
- (5) That the Clerk will share the Public Health report with the committee once received from RDASH.

N137/25 To receive an update from Dinnington Group Practice and consider any further action

The Committee received correspondence from Dinnington Group Practice following the recent engagement event at the Lyric and subsequent discussions. The Practice expressed strong support for the Council's vision and acknowledged the project as an exciting opportunity for the community.

However, they highlighted several ongoing concerns requiring clarification before committing further:

1. **Building size and design** – Concerns were raised about aligning a future-focused building design with restrictive NHS funding models.
2. **Site ownership and funding** – The Practice stated that moving to Doe Quarry Lane would only be viable if ownership or a "site swap" arrangement could be agreed with the NHS, ensuring continued rental reimbursement.
3. **Rent and investment returns** – Clarification is needed on whether rent charged by a site owner (if purchased with loaned funds) or refurbishment costs would be reimbursed by the NHS.
4. **NHS Long-Term funding uncertainty** – A pending government announcement on NHS estate planning may impact future funding and create short-term uncertainty for practices.

The Practice confirmed they will continue pursuing available CIL funding to improve their current site under existing constraints. However, they require reassurances around ownership, funding, and reimbursement models before progressing discussions further.

Resolved:-

- (1) The Committee agreed that the Clerk will draft a formal response to the questions raised, to be presented at the Committee meeting on 18th July for approval prior to issuing it to Dinnington Group Practice.

N138/25 To receive an update from Cube and consider any further action

Cllr W Hall and a representative of the Council met with Nicola (consultant) to review historical work undertaken by the Council and Cube, particularly regarding the Health and Wellbeing Plan, Neighbourhood Plan, and the Council's overarching community vision. This work provided a foundation for discussions on three key strategic priorities:

- **S106 Funding:** Progress was made in reviewing historical correspondence and audit trails concerning the S106 bid, including presentations to the Planning Committee on 22nd September and 13th October. The committee minutes confirm the conditions attached to the bid. Cube is liaising with key contacts, including representatives from Barratt Homes and Rotherham MBC, to ensure the Council's active involvement in any spending decisions related to the funding.
- **RNN Site:** An expression of interest has been submitted. As the original timeline has lapsed, follow-ups have been made with key contacts to seek clarity. Cube is also pursuing this matter with RNN to ensure the Council's position is prioritised. A draft bid is in progress, with potential input from Cube suggested to strengthen the submission.
- **Leicester Road:** Original plans and landlord information have been shared via Cube. This will support engagement with the Asset Management Board and inform discussions with RMBC. Cube's previous work will help frame the Council's intentions.
- **Consultancy Support:** A formal quote has not yet been received. Cube advised a day rate of approximation and indicated interest in discussing a retainer arrangement. It was proposed that monthly meetings would be more effective and economical than fortnightly sessions.

The Committee noted the update and agreed to continue progressing work in collaboration with the consultant and relevant stakeholders.

N139/25 To receive an update on any ongoing actions from the Neighbourhood Plan Committee and consider any further action

The Clerk provided an update on the following items;

- Meeting with RMBC regarding the shop frontages – Friday 18th July at 11am suggested
- Meeting with RMBC – point regarding Design Code of fronts of buildings on shop frontages and any amendments we would want to consider would need to be updated on our Neighbourhood Plan.
- Meeting with Nigel Hancock to arrange about Covenant detail in July
- East Street sale still ongoing.
- Dinnington Regeneration – CPO – Public Inquiry update. All objections pulled out, CPO process continuing and outcome to be presented in September.
- RMBC confirmed attendance to the 18th July NPC Meeting – Housing/Community Protection

Resolved:-

- (1) That the Clerk write a letter to further discussion around Leicester Road.
- (2) To arrange a Teams meeting with RMBC regarding Covenant detail for 25th July if possible, sticking to a Friday meeting.

N140/25 To note any matters for inclusion on the next meeting

- RNN
- Leicester Road
- East Street
- GP – Draft letter
- Lodge Lane – Discussion
- Pocket Park

N141/25 To note the date and time of the next meeting

Friday 18th July 2025 at 9:00am

Meeting Closed: 11:00

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