

Dinnington St John's Town Council

Minutes of the Neighbourhood Plan Committee held on 2nd October 2025 at 9:00am in Committee Room, Council Office, Dinnington

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

Apologies: Cllr J Hart

Absent: Cllr D Adams

In attendance: T Collingham (Clerk & RFO) C Radford (Town Council Administrator)
1 member of public attended.

- N195/25 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.

- N196/25 To receive and consider any reasons for absence**

The Committee noted the absence of Cllr D Adams.

Resolved:- That the reasons for absence be accepted for Cllr J Hart.

- N197/25 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**

None

- N198/25 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.

- N199/25 To invite Keystone Yorkshire Ltd to open a discussion on their proposals for the RNN Site**

No representative from Keystone Yorkshire Ltd was available to attend.

- N200/25 To approve the minutes from the Neighbourhood Plan Committee meeting held on Friday 19th September 2025**

No matters raised on the minutes for the meeting on Friday 19th September 2025.

Resolved:- That the minutes of the Neighbourhood Plan Committee on Friday 19th September 2025 are approved as a true record and the minutes were signed by the Chairman at the bottom of each page.

Chairman Signature:

WH

N201/25 To receive an update on the pilot plan expected from Rotherham Council regarding the empty homes scheme and invite Paul Benson from RMBC to discuss. Consider any further action (Cllr D Smith)

Paul Benson, Private Sector Housing Coordinator working within Strategic Housing & Development Service for RMBC attended the meeting and spoke to Councillors about issues raised within Dinnington. He proposed to offer further support of his department to the Council and continue to identify empty properties and looked at various initiatives that could assist the Town Council with their plans to improve the area. Can consider enforcement or selective licensing as possible options.

It was discussed that some areas of Dinnington have seen no improvement in many years and changes are long overdue. Some current empty properties would benefit from renovation whilst others would be better for complete redevelopment. A list of potential properties needs to be monitored and looked over on a regular basis and consider possible incentives to bring empty homes back into use. Ways of funding and administering incentive schemes and it was agreed that this will need to be looked into and considered further in order to protect the Council and their funds.

The possibility of utilising EDMO's (Empty Dwelling Management Order) was discussed and also requires further investigation and consideration by the committee as this would need to be actioned by RMBC. The Enforcement Team at RMBC will be able to provide information about the benefits and possible pitfalls to the committee.

Resolved:-

1. Councillors resolved that Cllr T Mulholland and Cllr D Smith will continue to meet regularly with a representative from RMBC's Strategic Housing & Development Service regarding identifying current empty homes.
2. Paul Benson to invite representatives from Sheffield Homes Team to a future meeting to explain their service
3. Paul Benson to invite representatives from RMBC's Enforcement Team to talk about the EDMO process.

At this point in the meeting Paul Benson and Cllr N Ruff then left the meeting.

Resolved:- Councillors resolved that Cllr W Hall take over as Chair for the remainder of the meeting.

N202/25 To receive and note an update on the sale of land at East Street (Cllr W Hall)

Cllr W Hall updated committee members that following the last meeting he has been informed that all outstanding documentation has now been received by the relevant solicitors so the sale is now progressing. The developer has advised that required tweaks to the plans have also been actioned and this is now in the process of being submitted.

N203/25 To note an update from the meeting with land owners surrounding Leicester Road and consider any further action

No meeting with land owners has taken place since the last meeting as the committee is still trying to find out the results of the Asset Management Board meeting on the 14th August.

N204/25 To receive and note an update from RMBC following their meeting held 14th August 2025 regarding the pockets of land around Leicester Road.

Councillors were updated that the Town Council Administrator and the Clerk have made attempts to find out the results of this meeting and continue to follow up on this.

N205/25 To discuss and create a priorities list for all Dinnington St John's Town Council owned land and projects

A discussion was had that the best approach would be to bring in a Project Working document listing each individual project. The list should include the projects aim, any relevant contact information, list of problems and that any progress is regularly updated and reviewed. It was agreed that monitoring and regularly reviewing all of the projects for Dinnington St John's Town Council would be too much for one person to oversee so each project is to have a lead person that can communicate any updates.

Resolved:-

1. For The Clerk to produce a Project Working document
2. Councillors resolved that David Johnston represents Dinnington St John's Town Council to continue chasing up the Section 106 money still owing.
3. Councillor W Hall to lead on chasing for the results of the Asset Management Board meeting in order to progress with the Leicester Road project.
4. Councillor T Mulholland and Cllr D Smith to continue working on the Empty Homes alongside with RMBC.
5. Nicola Slater at Cube is to be asked to make initial contact with representatives regarding the possible sale of land at Lodge Lane.
6. RNN site – It was agreed that this project has now ceased and unable to proceed further so no lead appointed.
7. Doctors surgery – David Johnston updated the committee that Jake Richards MP is in the process of arranging a meeting between himself, the surgery and the ICB about the additional provisions needed in the area.

N206/25 To note any matters for inclusion on the next meeting

As per resolutions.

N207/25 To note the date and time of the next meeting

The next meeting being on Thursday 16th October 2025 at 9:00am

Meeting Closed: 10:28

Chairman Signature:



