

Dinnington St John's Town Council

Minutes of the Neighbourhood Plan Committee on Thursday 20th November 2025 at 9:00am in Committee Room, Council Office, Laughton Road, Dinnington

Present: Cllr. N. Ruff, Cllr. L. Clarke, Cllr. W. Hall, Cllr. J. Hart, Cllr. T. Mulholland, Cllr. D. Smith

Also present: Anne Wilson Locum Town Clerk, Dave Johnson

N233/25 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.

RESOLVED to note that there were no questions to be answered.

N234/25 To receive and consider any reasons for absence

RESOLVED to note that apologies were received from:

- Cllr. D. Adams

N235/25 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

RESOLVED to note that there were no declarations of interest.

N236/25 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))

RESOLVED to note that there were no items to discussed in confidential session.

N237/25 To approve the minutes from the Neighbourhood Plan Committee meeting held on Thursday 6th November 2025

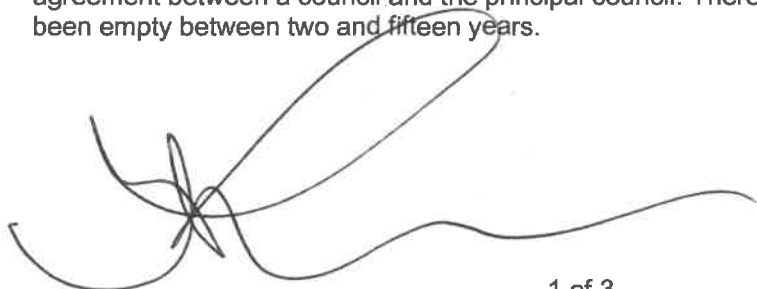
RESOLVED to approve the minutes of the meeting held on Thursday 6th November 2025

N238/25 To receive an update on the working partnership meeting with RMBC on empty homes and consider any further action (Cllr D Smith & Cllr T Mulholland)

Cllr. Smith had invited Lewis Coates from RMBC to the next meeting of this committee due to be held on 4th December 2025. This was the opportunity to stress to him the importance of getting the empty homes back into use. RMBC have never issued an EDMO and have not brought one house back into use. The process was explained. It was felt that RMBC are always willing to help but then pass the buck and were reluctant to use their powers. It was always the case that they said they had no budget.

It was felt that the Renters Rights Bill would help the Council.

Cllr. Smith would look into where EDMO's have been successfully executed. They might need to be an agreement between a council and the principal council. There were houses in the borough which have been empty between two and fifteen years.



N239/25 To receive and note an update on the sale of land at East Street (Cllr W Hall) I have recently heard back from the Buyer's lawyer that their architect has asked for the following: -

Nobody has a licence for an allotment.

A statement from Dinnington to confirm nobody uses the allotment.

A statement from Dinnington to confirm that there is no access to the site.

A statement to confirm nobody has a lease on it now.

A statement to confirm that alternative allotments are available if needed nearby.

I presume we can give the above confirmations and from memory the site is fully enclosed and secured?

I also sent you an email on the 31st October with regards to the BDNG land. I will forward this on again but can I have a response please.

The BDNG provisions are all that is left to sort out.

Cllr. W. Hall had received a further e mail asking the same questions yet again, as they had all been answered already, about East Street. They asked about the biodiversity net gain – the overgrown area had been like it for many years. Dinnington Town Council own the land. It was agreed that Cllr. Ruff would go and speak to Turners. The Locum Clerk would look for the Dinnington Town Council Biodiversity Policy.

It was agreed to invite Dean Fielding of Keystone Yorkshire Ltd to a future meeting.

N240/25 To discuss developing the Project working document and consider any further action

Dave Johnston explained that at the last meeting it was felt that it was a good idea to have a complete report about every area that the Neighbourhood Plan Committee was working on. He had sent the Locum Clerk some suggestions about the format it could take.

The subject areas would be:

- Empty Houses
- East Street
- Leicester Road
- Rugby Club (Later Life Living)
- Lodge Lane
- Doctors

Cllr. W. Hall needed to speak to Emma at CUBE and ask her to speak to Esh. Need to know the cost of EDMO's – the figure in the minutes may not be correct and an audit trail was required.

Matthew asked why Dinnington Town Council had not put a bid in – the advice experts are CUBE and was not happy at the way they put the information out – put a bid in anyhow but it was agreed that a lot of work was needed to put in a bid.

The meetings at the Rugby Club are a Dinnington Town Council meeting – currently it is not known as a Dinnington Town Council meeting and has become a Rugby Club Committee meeting and the Town Council are outsiders, yet it is Town Council money.

Chosen people have got certain projects and not a free for all. This meeting can change that.

N241/25 To receive an update on the land at Lodge Lane and consider any further action

The £1m offered was rejected. The Town Council would endeavour to find out who owns the land around the hedge through the Land Registry.

N243/25 To note any matters for inclusion on the next meeting

Leicester Road – what are RMBC doing – asking questions they already have answers to. RMBC are saying they don't know anything about Lansdale but know the Town Council have plans for social housing. Cllr. W. Hall and the Locum Town Clerk would work through their questions. Cllr. Ruff will go and see him.

Other matters:

- The Rugby Club have asked for a grant to get a container to put a kitchen in.
- S106 – Mr Bramidge Strategic of Regeneration and Environment at RMBC. Cllr. Smith and Dave would go and ask where we are with S106 issue from the perspective of the Playing Field Strategy in draft form at RMBC. The question was asked again if RMBC had spoken to the school and what was the make – up of the steering group.
- The Locum Clerk was asked to look at the Rugby Club lease to see what it says.

N244/25 To note the date and time of the next meeting

RESOLVED that Members noted that the date of the next meeting is Thursday 4th December 2025 at 9 a.m.

Signed

Chairman

Date

4th December 2025

