

Minutes of a meeting of the meeting of the Neighbourhood Plan Committee on Thursday 4th December 2025 at 9.00 a.m. in Committee Room, Council Office, Laughton Road, Dinnington.

Present: Cllr. N. Ruff
Cllr. L. Clarke
Mr. D. Johnston
Cllr. D. Smith

Also present: Anne Wilson Locum Parish Clerk
Lewis Coates RMBC

N245/25 Members to answer questions from the last meeting and to allow questions from the 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.

Members felt that everything was already on the agenda that was to be discussed.

N246/25 Members to receive and consider any reasons for absence.

RESOLVED to note the following absences:

- Cllr. W. Hall - unwell

N247/25 Members 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 dispensations as appropriate.

RESOLVED to note that there were no declarations of interest declared at the meeting.

N248/25 Members 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 (Admissions to Meetings) Act 1960, S1 (2)).

RESOLVED that there were no items identified to be placed in private session.

N249/25 Members to approve the minutes from the Neighbourhood Plan Committee meeting held on Thursday 20th November 2025.

RESOLVED to confirm the minutes of the meeting held on Thursday 26th November 2025.

N250/2025 Members are asked to invite Lewis Coates and Chris Stone from RMBC to discuss empty homes within Dinnington and consider any further action.

Cllr. Smith said he was concerned that other Councils could easily implement an EDMO and Rotherham seem reluctant to do so.

Lewis apologised that Chris was not able to join the meeting. Lewis said that it was a two-stage process and at any point during the process the owner of the property can take it back off you. He encouraged the Council not to let this put them off. RMBC are keen to bring properties back into use.

Lewis was not sure of the cost of the first part of the process – this depends on the owner who may refuse to let the Council rent it out – this is the worse case scenario.

RMBC have to do the EDMO as they have the legal powers, paperwork and property knowledge to carry one out. Public money can be used but it is the management of the property which is the problem.

It was agreed that the Committee would have a conversation about this option to be agreed by Council before they formally go to Lewis. Lewis could probably get some information to the council about ten days but asked that it was noted that RMBC are very slow on the legal side of things.

RESOLVED that Dinnington Town Council agree to taking this approach and move things forward.

N251/2025 Members are asked to receive and note an update on the sale of land on East Street (Cllr. W. Hall)

Cllr. Ruff gave an update on the sale of the land on East Street and said he was concerned about how slow this was. He would ring Fieldings and have a conversation with them.

N252/2025 Members to discuss the Project working document and consider any further action.

A draft project document had been put together by Dave Johnston. An online system would mean that Councillors responsible for projects would populate the forms as their projects progress keeping members up to date.

Lancaster Road – what are RMBC doing. The Locum Clerk and Cllr. Hall had e mailed Lansdown. Cllr. Ruff asked for a contact name and phone number.

An e mail was to be sent to Mr Brambridge and ensure that the Town Council is on the S106 Steering Group and therefore involved. Rachel Stoddard, Sports and Physical Activity Manager is leading the S106 projects, and she was to be contacted to ensure maximum representation by the Council. It needs to Councillors – Cllr. Ruff or Cllr. Hall plus two others. Dave Johnston said that there should also be someone representing the residents too.

The Locum Clerk would endeavour to find a copy of the Rugby Club lease to see what it says. The Chairman of the Rugby Club had spoken with Cllr. Ruff and he wanted to ensure that there are inclusion and diversity at minimal cost to the members.

Do we outsource the work associated with the EDMO? The working patterns and current roles of the staff may mean that the staff have not the capacity within their roles to carry out this work along their roles. This needs to be looked at.

N253/2025 Members to receive an update on the land at Lodge Lane and consider any further action.

The bid on Lodge Lane was rejected.

Advice had been taken on the Doctors from CUBE. A question was raised as to whether the Council need to start looking for plots of land which are suitable with one of the ideas was being to use some of the Rugby Club land.

Someone owns the other bit of land adjacent to the Rugby Club site. Dave Johnston said there were 250 health centres in the budget and he was pushing for a piece of land to help this move forward. He had been in contact with Wes Streeting. Another option was land at the back of the resource centre although access was a problem – possibly through New Street opposite doctors.

N254/2025 Members to note any matters for inclusion on the next meeting.

There were no items raised for inclusion in the next agenda for the next meeting.

N255/2025 Members to note the date and time of the next meeting – Friday 2nd January 2025.

RESOLVED that the meeting due to be held on Friday 2nd January 2026 not take place, and the next meeting would be on the date of the second schedule meeting of this Committee in 2026.

Signed Date

Chairman



