

Dinnington St John's Town Council

Minutes of a meeting of the Neighbourhood Plan Committee held on Thursday 3rd September 2026 at 9:00am in Committee Room, Council Office, Laughton Road, Dinnington

Present: Cllr D Adams, Cllr J Hart, Cllr T Mulholland & Cllr D Smith

Apologies: Cllr N Ruff

Absent: Cllr L Clarke & Cllr W Hall

Staff: A Wright (Town Council Clerk & RFO), 4 representatives from nineteen47

N47/27 Presentation from nineteen47 representatives re: Doe Quarry Lane, Dinnington Campus – Proposal

Representatives from nineteen47 gave Councillors drawings of the proposal for housing on the Doe Quarry Lane site. The developers had undertaken the pre-planning process, highways, ecology and drainage surveys and given consideration to existing housing. The site included a central open space, traffic calming measures, public right of way at the north of the site, parking for at least 2 cars at each property, solar panels on roofs, EV charging points on each property and 25% affordable housing. Nearby sites were at Maltby, Goldthorpe and Bessecar and the company was based in Sheffield.

It was confirmed that there would be 141 houses in total and the planning application was ready to be submitted to RMBC.

A discussion was held about the impact of the site on schools and medical services in the area, the maintenance of the open space, how construction traffic would be managed and routes into the site.

It was noted that the site was on brownfield land, was well served by public transport and that RMBC highways department would undertake modelling to anticipate traffic. The timescale for building work was around 3 years.

9.30am – the 4 representatives from nineteen47 left the meeting.

N48/27 Members 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. (a) Email requests from Mr T Wells

Councillors had received a copy of Mr Wells' email with the agenda and discussed the concerns raised by Mr Wells about the land on East Street. It was noted that the land was included in RMBC's Local Plan for housing development and therefore it could not be used for anything other than housing. The information relating to the Local Plan and decisions at Town Council meetings about the site, along with Town Council finances, were all publicly available and some Councillors had previously had conversations with Mr Wells about the site and its intended use.

N49/27 Members to receive and consider any reasons for absence

Apologies for absence had been received from Cllr N Ruff

RESOLVED to accept apologies from Cllr N Ruff. It was noted that Cllr L Clarke and Cllr W Hall were absent and no apologies were received by the Clerk.

N50/27 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 dispensation as appropriate

There were no declarations of interest.

N51/27 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 (Admission to Meetings) Act 1960, S1 (2))

No items identified.

N52/27 Members to approve the minutes from the Neighbourhood Plan Committee meeting held on Thursday 23rd July 2026

N43/27(B) – An invitation had been sent to RMBC strategic housing but was declined.

N44/27 – The reinvestment strategy would be discussed at the projects meeting on 16th September

RESOLVED to confirm the minutes of the meeting of the Neighbourhood Plan Committee meeting held on Thursday 23rd July 2026 as a true record to be signed by the Chair and kept on file.

N53/27 Members to receive and note an update on the land at East Street and the removal of Japanese knotweed.

The Clerk informed members that the contractor would be starting work on the site later this month. Concerns were raised regarding fly-tipping in the area and it was noted that rubbish on the site would be cleared by the contractor removing the Japanese knotweed.

N54/27 Members to discuss the Project working document and consider any further action:
(A) DRUFC S106 plan and business case

There was no further update and Rachel Stothard had confirmed that it was waiting for Director sign-off

(B) Sale of land for social housing: Lodge Lane, Scarsdale Street and Leicester Road
There was no further update.

(C) Empty homes
Cllrs Mulholland and Smith had met to discuss the property and noted that even though the current owner was paying the bills, RMBC could still compulsorily purchase the property but there was a report which stated that there was not enough evidence that the state of the property was causing nuisance to neighbouring houses. There had been many emails sent to try and move the project forward and it was suggested that a timeline be put together, outlining what has happened, and sent to the Leader of the Council to ask for advice on who to contact to move the project forward. It was noted that there were other properties which could be looked at if no response was forthcoming.

N55/27 Members to consider a reinvestment strategy for funds from land sale

It was suggested that some of the money from the sale of East Street could be used to address empty houses as it had already been agreed by the Town Council that it RMBC could complete the legal side of compulsory purchasing, the Town Council would fund necessary repairs and improvements to make the property habitable.

N56/27 Members to note any matters for inclusion on the next meeting agenda

The items not resolved from this meeting will be included on the agenda for the next meeting.

Two Councillors had been asked to raise the issue of access through Laughton Gate to the Vistry building site and estate. Councillors discussed the concerns and agreed that people should be encouraged to attend meetings and submit objections.

N57/27 Members to note the date and time of the next meeting – Thursday 1st October 2026 at 9.00am.

Members noted the next meeting date and time for the Neighbourhood Plan Committee will be 1st October 2026 at 9.00am.

The meeting closed at 10.45am

Signed Date
Chairman