

MEETING OF TICKHILL TOWN COUNCIL 30th SEPTEMBER 2025

137.25 PLANNING MATTERS (Appendix 1)

137.25a 25/00212/FUL Long Drive Farm, Limestone Hill, Rotherham Road, Tickhill. _Appeal against refusal of planning application 25/00212FUL to site a domestic caravan for permanent residence. **NB** Tickhill Town Council made previous comment. **RESOLVED** Previous comments still applicable

137.25b 25/01736/FUL 2 Bawtry Road, Tickhill, Doncaster, DN11 9HA. Change of use of former swimming pool building to create dwelling with associated extensions and alterations, access, parking and amenity space (amended plans - 1. Building redesign 2. Amendments to driveway. 3. Additional bat survey and tree survey) (without compliance with conditions 3 (Drainage), 4 (SuDs) and 9 (Cesspool) of planning application 21/03353/FUL granted on 30/09/2022). Tree consultant contacted for advice. Consultation expiry date 26th September 2025 **RESOLVED** No objections

137.25c 25/01675/TPO Castle Folds Farmhouse 57 Castlegate Tickhill Doncaster DN11 9QP. To fell one Leylandi fir tree with the intention to plant another tree, yet to be identified. Consultation expiry date 26th September 2025 **RESOLVED** No objections

137.25d 25/01802/FUL Stone Gables, Dadsley Road, Tickhill, Doncaster, DN11 9JF. Erection of detached double garage with storage space in the roof. Consultation expiry date 8th October 2025 Following discussion, the council would like to object on the following grounds; The council can see no significant alterations to the initial plans submitted in May 2025 (ref25/01007/FUL) which were rejected, and our initial comments still stand. The council would also like it noted that the neighbour objections are still valid.

Tickhill Town Council requested that an enforcement officer visited the site to assess existing development as it appeared that the submitted plans for the proposed garage may be inaccurate - in particular, they do not appear to reflect the actual position of the house, which seems to have been constructed further forward than originally approved. A comparison between the current drawings and the original approved plans is strongly recommended. To date we have not had confirmation this has taken place or received a report on the site visit.

Furthermore, the Town Council are still concerned regarding the likelihood of compliance with the proposed plans, should planning permission be granted. This concern is based on the history of previous planning applications for this plot, where development has not aligned with approved plans, and where Tickhill Town Council feels there has been a lack of

effective enforcement. The council is also concerned that should permission be granted this could lead to a further application to turn this into a separate residential dwelling.

RESOLVED Clerk to submit objection and comments to CDC planning

137.25e 25/01812/FUL 6 Alderson Drive, Tickhill, DN11 9HR. Erection of new dwelling following demolition of existing dwelling. Consultation expiry date 9th October 2025

RESOLVED no objection