

MEETING OF TICKHILL TOWN COUNCIL 27th JANUARY 2026

217.25 PLANNING MATTERS (Appendix 1)

217.25a 25/00041/REF Land to the East of Common Farm, High Common Lane, Tickhill.

Appeal against planning refusal to erect two self-build earth sheltered dwellings, new access and associated infrastructure following cessation of brown field site used for open storage (B8). Tickhill Town Council previously objected to the planning application on the grounds it contravenes green belt land as identified in the Doncaster Local Plan, Tickhill's neighbourhood Plan, Tickhill draft neighbourhood plan, and Tickhill draft planning code document.

In Tickhill Town Council's objection the Council noted that "the current submission presents no material or significant changes from the previously refused application. As such, the reasons for objection previously stated remain entirely valid and applicable. Tickhill Town Council's previous objection therefore stands unchanged.

The Council objects to the proposal on the grounds that it contravenes established green belt protections as set out in: The Doncaster Local Plan, The Tickhill Neighbourhood Plan, The Tickhill Draft Neighbourhood Plan, and The Tickhill Draft Planning Code Document.

The proposed development conflicts with policies aimed at preserving the openness and character of the green belt and is not supported by any exceptional circumstances that would justify such encroachment. Tickhill Town Council respectfully urges the Planning Authority to uphold its previous decision and refuse the application. The council previously objected to the planning application and can see no significant changes that would reverse this decision to object to the previous application. Tickhill Town Council's previous comment still stands the same". Representations to be submitted no later than 16th February 2026

RESOLVED that the council wished to be represented at the appeal. It was further resolved that given his knowledge on the issue, Cllr Taylor would assist the Clerk in drafting the council's representation.

217.25b 25/02352/COU Land Off Peastack Lane Tickhill Doncaster DN11 9LG.

Retrospective application for change of use to allow bringing felled trees onto the land and cutting to create logs and wood chippings, including the storage of logs and wood chippings.

Consultation expiry date 4th February 2026. Following a discussion, the council expressed concern that as this is green belt land, it contravenes the Tickhill Neighbourhood Plan and given the history of resident complaints and previous CDC enforcement over unauthorised log storage, there is strong reason to doubt that this retrospective application will be implemented in compliance with planning conditions and it lacks credibility due to contradictions in the application.

RESOLVED that following a vote by show of hands the Clerk registers the councils' objections as outlined above. Green Belt: Commercial timber use incompatible with Green Belt.

217.25c 26/00058/FUL 18 Dadsley Road Tickhill Doncaster DN11 9JF. Erection of a two storey and single storey rear extension. Consultation expiry date 4th February 2026.

RESOLVED that there were no objections raised

217.25d 26/00031/FUL 33 Sunderland Street, Tickhill, DN11 9PT. Erection of a single storey rear extension to link the main dwelling with the existing outbuilding, facilitating its conversion into a large open-plan family kitchen, dining and snug area, together with a home office. The development will include the installation of bi-fold doors to the rear elevation to enhance natural light and connectivity with the garden. Consultation expiry date 4th Feb 2026

RESOLVED that there were no objections raised

217.25e 26/00078/FUL 38 Lancaster Crescent Tickhill Doncaster DN11 9PX. Erection of a two storey side/rear extension and single storey lean-to at rear following the demolition of existing garage and side extensions. Consultation expiry date 17th Feb 2026

RESOLVED that there were no objections raised