

MEETING OF TICKHILL TOWN COUNCIL 24th MARCH 2026

6.26 PLANNING MATTERS (Appendix 1)

- a) **26/00382/TPO 39 Westgate, Tickhill, DN11 9NF** T1 Sorbus Remove to ground level due to multiple tight unions, T2 Cedar Remove to ground level tree is being pressed by adjacent Willow removing this tree would give the willow tree space to grow and mature. T3 Willow Crown lift to 4 m above ground level and crown clean removing crossing rubbing dead branches and cut stubs general maintenance. T4 Willow Crown clean removing deadwood general maintenance.

It has not been possible to make direct contact with the applicant at the Westgate property to discuss the proposed works. However, the trees in question can largely be observed from a neighbouring driveway, allowing for an informed assessment. The proposal includes the removal of a sorbus (T1) and a fir tree (T2), as well as pruning works to two willow trees (T3 and T4) situated to the rear of the property. The fir appears tall and sparse in form and is competing with the adjacent willows for light. Its removal is therefore considered reasonable, as this would allow the willows to develop more naturally. The application also proposes the removal of dead and crossing branches from the willows, which is appropriate arboricultural practice. However, the additional suggestion to crown lift the larger willow (T3) to approximately 4 metres does not appear necessary. This may be intended to create a more uniform appearance between the two trees, but their differing growth habits mean that such an outcome is unlikely to be achieved in the longer term. The sorbus shows signs of previous pruning, with multiple upright shoots visible in its central structure. Given its condition and form, its removal would not raise significant concerns.

Following advice, overall, partial agreement with the proposal is advised, with the exception of the crown lifting of T3, which may warrant reconsideration. Consultation expiry 20th April 2026. Having spoken to the TPO Officer CDC have agreed to extend the deadline to allow consideration at the meeting on 28th April 2026. **RESOLVED** That having considered the advice, there were no objections

- b) **26/00574/TPO Manor House, 7 Northgate, Tickhill, DN11 9HZ.** Removal of one Walnut tree. The applicant is seeking permission to remove a large walnut tree located within a paved area to the rear of the property. A previous application for its removal was refused, and the tree subsequently underwent significant pruning. On taking advice, the tree has since become increasingly problematic, with root growth causing displacement of paving slabs and damage to an adjacent outbuilding

and patio area. The trunk leans at approximately 30 degrees away from the building, and ongoing root expansion appears to be undermining its stability.

While there is generally a preference to retain walnut trees, given their local significance, the current condition and impact of this specimen suggest that removal may now be justified. The property owner has indicated a willingness to plant a replacement tree and has already cultivated three seedlings from the existing tree, although these are not yet mature. It is considered inadvisable to replant in close proximity to the house or boundary wall; however, there is sufficient space within a larger grassed area behind the property to accommodate a suitable replacement. Subject to the planting and long-term retention of an appropriate replacement tree, approval of the application is considered to represent a reasonable and sustainable long-term solution. Consultation expiry 20th April 2026. Having spoken to the TPO Officer CDC have agreed to extend the deadline to allow consideration at the meeting on 28th. April 2026. **RESOLVED** That having considered the advice, there were no objections

- c) **25/02087/COU change of use of former funeral director to micro-pub including outside seating area.** At the planning meeting on 07/04/2026 The planning committee refused the application on the grounds that it was not an appropriate use in a residential area, and it was felt that planning conditions would not be able to control the noise levels of people outside. The proposed use was rejected by virtue of the intensifications of comings and goings combined with outdoor seating area would give arise to an unacceptable loss of residential amenity to the nearest neighbouring properties contrary to policies 10, 24 and 46. The applicant may look to appeal. **RESOLVED** circulated for information.
- d) **26/00627/FUL 9 Alderson Close Tickhill Doncaster DN11 9HN.** Erection of new front porch and new render finish to front elevation following demolition of existing porch. Consultation expiry date 1st May 2026. **RESOLVED** that there were no objections
- e) **26/00481/FUL 64 Northgate Tickhill Doncaster DN11 9HY.** Raising of roof of garage to form Annexe space with 2 dormer windows. The follow advice has been sought; this is not a listed building, although does lie within the conservation area of Tickhill. The quality of the submission is good, which is always a good indication that the applicant is mindful of conservation and providing neighbours are happy with the plans and the conservation officer at CDC keeps a close eye on this one, there should be no reason to object. Consultation expiry date 1st May 2026. **RESOLVED** that having considered the advice, there were no objections.

- f) **26/00586/FUL 3 Airedale Avenue Tickhill Doncaster DN11 9UD.** Erection of a single storey extension to front elevation. Consultation expiry date 1st May 2026. **RESOLVED** that there were no objections
- g) **26/00688/FUL. 95 Sunderland Street Tickhill Doncaster DN11 9QH.** Internal first floor alterations, formation of a catslide dormer and pitched roof over flat roof bathroom (without compliance with condition 2 (Approved Plans) of planning applications 23/00606/FUL granted 07/06/2023. The advice from the Civic Trust is that this property has been subjected to a previous 'makeover' which has removed any trace of conservation interest. As the proposed extension cannot be seen from the road, the civic trust will not be making comment and that subject to no neighbour complaints and providing the views of the conservation officer do not contradict this there would be no reason for the council to raise any objections. **RESOLVED** that having considered the advice, there were no objections
- h) **26/00678/LBC** Internal first floor alterations, formation of a catslide dormer and pitched roof over flat roof bathroom. This is the listed building consent application for the above planning. **RESOLVED** that there were no objections.