

MEETING OF TICKHILL TOWN COUNCIL 23rd JUNE 2026

63.26 PLANNING MATTERS (Appendix 1)

- a) **26/00561/FUL 18 St Marys Road Tickhill Doncaster DN11 9JJ.** Erection of infill extension to the front and porch including external alterations. Consultation expiry date 11th June 2026
RESOLVED to note that there were no objections raised.
- b) **26/00698/TPO Sunderland House 58A Sunderland Street Tickhill Doncaster.** Various pruning works as per the application ref no 26/00698/TPO. The following advice has been received; the owner has been attempting to reclaim a large garden, which had been left untended for many years. He has reinstated lawns and beds and removed a lot of low growing vegetation. He is now wanting to restore the trees, many of which are entangled and overhanging the boundary walls, including some self-sets. The four proposals are suggested by the tree surgeon and seem sensible. They are: - T1 a lime tree over 20m high, close to the boundary wall. Remove the epicormic growth on the main trunk, remove dead branches, reduce the canopy by one metre and reshape. This is normal maintenance for an old lime, except for the canopy lowering and reshaping which is included 'to allow inspection'. - T2 a 6m high, 5m wide cotoneaster, to reduce by 1m and reshape. - G3 two or three self-set holly trees overhanging the boundary wall. - G4 The proposal is to remove a group of very tangled trees overhanging the front wall and pavement. A self-set cotoneaster, holly and prunus are 'to be removed'. The advice was that there should be no objection to the proposal which keeps the main trees and removes most of the problems of tangled and overhanging tree clumps. It was pointed out that the work on G4 would increase the road noise, but that did not worry the occupant. Consultation expiry date 17th June 2026.
RESOLVED to note that there were no objections raised.
- c) **26/00927/TCON 87 Westgate Tickhill Doncaster DN11 9NF** This application seeks consent to undertake crown reduction works to a tree as detailed under Application No 26/00927/TCON. The following advice has been received. It is a maple, planted close to the stream, directly to the north of a similar tree on the south bank, probably of the same age, but with a different owner. The two trees have fared differently, the one on the south bank is a fine upright tree and contributes enormously to the view along the stream. The one under consideration, on the north bank, has obviously been pollarded, at least thirty years ago at about four meters, It has formed many branches from the wound, now very thick and mostly growing away from the stream but with some branches to the west which threaten the roof of the brick shed of 91. The proposal is for major reduction of the tree by lowering the crown and reducing the lower branches by up to 4m, but by not more than a third of the diameter of the parent branch, which will reduce the danger of fungal infection. This will reduce the danger of lower branches falling. At present the tree is healthy but ugly. After the proposed

work, the tree will be smaller and any threat of the shredding of lower branches will be reduced. It will never be beautiful, but its interference and the scale of the ugliness will be reduced. I therefore do not see any reason to deny the application. Consultation expiry date 19th June 2026.

RESOLVED to note that there were no objections raised

- d) **26/00956/FUL The Becks Lindrick Tickhill Doncaster.** Erection of two storey extension to the rear and replacement garage and raising of the roof and a front porch. During the discussion, members considered neighbour objections relating to the close proximity of the proposed extension to the shared boundary and adjoining structures. Concerns were raised that the development would be positioned too close to the neighbouring garage, with foundation excavation potentially affecting its structural integrity and restricting access for maintenance, drainage, utilities and construction activities. Particular reference was made to the location of utility meters within the neighbouring garage, and it was suggested that repositioning the extension further within the application site could address these concerns. Further concerns were raised regarding the proposed cladding and external finishes, including the use of black cladding on the elevation facing neighbouring windows. It was considered that these materials could increase the sense of enclosure and overshadowing, and that all cladding, wall finishes, roof eaves and overhangs should remain entirely within the applicant's site and not project beyond the boundary. Concern was also raised regarding a potential discrepancy between the ridge height shown on the submitted plans and the height of the existing building on site. In addition, concerns were noted regarding the potential need for access over neighbouring land for scaffolding, construction works and future maintenance, and the impact this could have on the continued use of the neighbouring driveway for access and parking during the construction period. Consultation expiry date 24th June 2026.

RESOLVED that the Clerk submit a neutral comment to CDC via the portal to raise members concerns.

- e) **26/00565/FUL Stonebridge House Lindrick Tickhill Doncaster.** Erection of detached pitched roof outbuilding in rear garden following the demolition of existing flat roofed pergola. Consultation expiry date 24th June 2026. No objections were raised.

RESOLVED to note that there were no objections raised.

- f) **26/00896/FUL 3 Hansby Close Tickhill Doncaster DN11 9RP** Erection of a first-floor extension above the existing porch and formation of rooms in roof space, including raising the eaves and amendments to the ridge height and installation of windows. Consultation expiry date 24th June 2026. Members considered the design to be unusual in appearance but subject to their being no neighbouring objections, members raised no objections.

RESOLVED to note that there were no objections raised.

- g) **26/00938/FUL Forge Cottage, Wellingley Lane, Tickhill, Doncaster.** Erection of second storey extension to existing attached outbuilding. Consultation expiry date 25th June 2026. There were no objections raised.

RESOLVED to note that there were no objections raised.

- h) **26/00922/FUL Land To Rear Of 33 Sunderland Street Tickhill Doncaster DN11 9PT.** Erection of detached dwelling and cart-shed garage. As it is well away from Sunderland Street, no

perceived impact on the conservation area or listed buildings. Civic Trust have no heritage concerns, the only concerns may be access and servicing. Members noted that, whilst the plot appeared capable of accommodating the proposed development, the proposed access route would utilise a substantial area of Green Belt land, with the access track forming one side of an open paddock at the edge of the settlement. The Design and Access Statement states that formal planning consent was previously granted for improvements to the access drive. Members observed that the earlier access arrangements (25/00040/CPL) related to a grass-surfaced improvement providing access to the existing pony paddock, with the intention that the appearance of the track would remain broadly unchanged. The Council requests that the implications of the proposed change in function of the access from paddock use to residential access, together with any further works proposed to the access route, are fully considered in terms of their impact on the openness and character of the Green Belt. Consultation expiry date 29th June 2026.

RESOLVED that the Clerk submit comments to CDC relating to the access.

- i) **26/00913/LBC. Limpool Farm House Stripe Road Tickhill Doncaster.** Listed building consent to replace timber windows with new timber windows and to replace cement tile roof covering with clay pan tiles. Consultation expiry date 6th July 2026

RESOLVED to note that there were no objections raised.