TICKHILL TOWN COUNCIL

MEETING OF TICKHILL TOWN COUNCIL 22nd SEPTEMBER 2026

107.26 PLANNING MATTERS (Appendix 1)

a) **26/01088/FUL. 11 Sunderland Farm Close, Tickhill.**
Erection of a two-storey rear extension. Consultation expiry date 1st September 2026. As the consultation expiry deadline is before the meeting date, members were asked if they required an extension or comments to be submitted. **RESOLVED** that there were no objections or comments

b) **26/01465/LBC. Meadow Cottage, 89 Sunderland Street, Tickhill**. Listed building consent for the erection of first floor rear extension, replacement of single storey roof, replacement of main roof including garage roof, single storey rear extension, upgrading windows and change in fenestration and installation of solar panels and air conditioning. Consultation expiry date 2nd September 2026. Members wished to submit a comment requesting clarification on works to the existing roof and the impact on the historic roofline, confirmation of the materials and render, assurance on the windows in line with the adopted Neighbourhood Plan policy DE6, and compliance with policy DE4 of the adopted Neighbourhood Plan. The full comments can be seen on the City of Doncaster Councils website. **RESOLVED** In consultation with councillors, the clerk commented on the points requested using delegated powers under section 8.14 the Scheme of Delegation.

c) **26/01462/FUL. Meadow Cottage, 89 Sunderland Street, Tickhill**. Erection of first floor rear extension, replacement of single storey roof, replacement of main roof including garage roof, single storey rear extension, upgrading windows and change in fenestration and installation of solar panels and air conditioning. **RESOLVED** comments submitted as above 26/01465/LBC.

d) **26/01260/FUL. Chumlea, Crossland Gardens, Tickhill.** Erection of a front, side and rear single storey extension, loft conversion to create bedrooms and bathroom, and roof lights, following demolition of existing garage, porch and rear utility room. Consultation expiry date 11th September 2026. **RESOLVED** that there were no objections or comments

e) **26/01562/TPO. 39 Westgate Tickhill Doncaster DN11 9NF.** Application to fell a Cedar and pollard a Willow to 7 metres above ground level, and a second Willow to 4 metres above ground level, all trees within G3 of Doncaster Borough Council Tree Preservation Order (No.301) 2009 Tickhill Lindrick. (Maple and Gingko being considered within separate TCON application).

The following advice has been received. Earlier this year, an application was submitted to remove a number of trees at the rear of the property, which were tall, closely crowded and included some protected by Tree Preservation Orders (TPOs). At the time, it was not possible to contact the applicants directly, although a view of the trees from a neighbouring property was obtained. One of the concerns raised was that a large willow overhanging a neighbouring garden might cause damage to a shed. While there appeared to be limited justification for its complete removal, it was clear that some tree work could be appropriate. It was therefore suggested that the matter should be guided by the local authority's arboricultural advice.
On this occasion, the applicants were contacted and explained that two large trees had since been removed, creating more space between those remaining. Viewed from the garden towards the south, the remaining trees comprise a very spindly variegated maple, a medium-sized ginkgo, a large but sparse willow that has recently shed a branch, a very tall and upright cedar, and a large, dense willow overhanging the neighbouring property. The proposal is to fell the maple, ginkgo and cedar, reduce and thin the two willows to approximately four and twelve metres respectively, and plant Himalayan silver birch between the remaining trees. Overall, this would result in the loss of more than 90% of the original tree growth.
The trees appear to be healthy. Some balancing work to the sparse willow, together with selective removal of branches from the willow overhanging the neighbouring property, may help address concerns and avoid potential conflict. Otherwise, the recent removal of the two trees may already have provided sufficient improvement, although the views of the local authority's arboricultural officer should again be taken into account. Consultation expiry date 14th September 2026. **RESOLVED** In consultation with councillors, the clerk commented on the points requested in line with the advice sought using delegated powers under section 8.14 the Scheme of Delegation.

f) **26/01571/TCON. 39 Westgate Tickhill Doncaster DN11 9NF.** Notice of intention to fell a Maple and Gingko, both within Tickhill Conservation Area. See advice provided above 26/01562/TPO. Consultation expiry date 14th September 2026. **RESOLVED** comments submitted as above 26/01562/TPO.

g) **26/01576/TCON. 25 Wilsic Road Tickhill Doncaster DN11 9JG**. Notice of intention to undertake crown reductions and lifting over the footpath on various trees within Tickhill Conservation Area. The request is to reduce and thin out overgrown cherry, apple and damson at the rear of 25 Wilsic Road. TPOs do not apply to fruit trees but presumably this does apply to the Conservation Area. Either way the work needs doing and the advice received is that there are no grounds for a valid objection. Consultation expiry date 14th September 2026. **RESOLVED** that there were no objections or comments

h) **26/01213/LBC. Westfield House, 35 Westgate, Tickhill**. Listed Building Consent for erection of single storey kitchen extension at rear and various alterations to windows

etc. Advice from the conservation officer generally in support of the proposal which is to provide enlarged kitchen accommodation. The original property has a very narrow depth and indeed changes in level at ground level suggest that it is a building that has undergone much historic alteration. The concern is to ensure that it is still possible to read the building particularly its historic development whilst accepting some level of change to accommodate more modern living requirements. Hopefully maintain that balance is achieved with the broad proposals of the application although the conservation officer may request some slight amendments to some aspects. Consultation expiry date 15th September 2026. **RESOLVED** that there were no objections or comments

i) **26/01659/FUL. 10 The Paddock Tickhill Doncaster DN11 9HS.** Erection of a rear and side extension and alterations to existing dwelling. Consultation expiry date 25th September 2026 **RESOLVED** that there were no objections or comments

PLANNING COMMENTS AND OBJECTIONS

Meadow Cottage, 89 Sunderland Street, Tickhill
Application: 26/01465/LBC

Tickhill Town Council wish to make representations in respect of listed building consent application **26/01465/LBC** for Meadow Cottage, 89 Sunderland Street, which it recognises is a complex application involving significant alterations to a listed building, including a first-floor rear extension, roof replacements, alterations to windows and fenestration, and the installation of solar panels and air-conditioning equipment.

Th concerns relate principally to the potential impact of these works on the historic fabric, architectural character and appearance of the listed building and the wider Conservation Area.

1. Replacement of the main roof and historic Georgian roofline

The description of the proposal as "replacement of main roof including garage roof" is ambiguous. It is unclear whether the proposed replacement of the main roof relates solely to a modern or later part of the building, or whether it involves the removal, alteration, or reconstruction of any part of the original historic Georgian roof or associated listed fabric.

This distinction is important when considering the impact of the proposal on the significance of the listed building. Tickhill Town Council therefore request that the applicant provides clear confirmation of:

- precisely which parts of the existing roof are proposed to be replaced.

- whether any original Georgian roof structure, roof covering or other historic fabric will be removed or altered.
- the extent to which the proposed works affect the existing historic roofline; and
- the proposed materials, construction details and finished appearance of the replacement roof.

In particular, specific confirmation that no alterations will be made to the historic Georgian roofline; the Georgian roofline makes an important contribution to the architectural character of the building and should be retained.

2. Materials and render

The application should also be considered against the provisions of the adopted Tickhill Neighbourhood Plan, including the reference to materials matching those existing on listed buildings. Tickhill Town Council would therefore ask the Council to require clarification of the materials proposed for the extensions and roof works and, in particular, how these will relate to the existing historic building.

Where render is proposed, there should be clear information regarding its colour, texture and finish, specifically confirmation as to whether the proposed render will match the existing render in colour and appearance. The use of materials which are visibly different from the existing building could result in the extensions appearing as incongruous additions and could adversely affect the character and appearance of the listed building.

Any materials used should therefore be carefully selected to complement the existing building and comply with the principles of the adopted Neighbourhood Plan.

3. Windows and fenestration

Tickhill Town Council would also ask that the proposed upgrading of windows and changes to fenestration are considered carefully in the context of the building's listed status and its location within the Conservation Area in line with the adopted Tickhill Neighbourhood Plan.

Tickhill Neighbourhood Plan Policy DE6 states:

"Alterations to historic buildings in the Conservation Area and on listed buildings should be in keeping with the vernacular style and, if at present not in keeping, be remedied when the opportunity arises. There was concern expressed during the consultation exercise that some past planning permissions had resulted in façades out of keeping with the buildings."

This application provides an opportunity to ensure that any replacement or upgraded windows and alterations to fenestration are sympathetic to the historic character of Meadow Cottage and where existing windows or fenestration are currently inappropriate, the opportunity should be taken to remedy this rather than perpetuate inappropriate alterations.

Any replacement windows should reflect the proportions, detailing, materials and character appropriate to this historic building. Particular care should be taken to ensure that modern window designs, materials or configurations do not result in an appearance that is out of keeping with the listed building or the established character of Sunderland Street.

4. Solar panels and air-conditioning

Concerns regarding the proposed installation of solar panels and air-conditioning units have also been raised and Tickhill Town Council asks the Council to consider whether these installations would detract from the architectural appearance and historic significance of the listed building, including the provisions referred to in the adopted Neighbourhood Plan, in assessing whether the proposed solar panels and air-conditioning equipment would have an adverse visual impact.

A request that particular consideration is given to Policy DE4 of the adopted Tickhill Neighbourhood Plan, Sustainability in Building which states;

Tickhill Neighbourhood Plan Policy DE4

Proposals that achieve more sustainable buildings will be supported, provided that the sustainability measures will not have a negative impact upon the character of the area. In order to adapt to changing climate and to demonstrate effective use of energy, water and materials, whilst serving the needs of all generations, all new homes are expected to achieve at least Level 3 of the Code for Sustainable Homes. Any non-residential buildings will be expected to aim for BREEAM standards of 'very good' or 'excellent'. All new developments must secure at least 10% of their total regulated energy from decentralised and renewable or low carbon sources. The public consulta on exercise demonstrated general support for promo ng the use of renewable energy. However, there was concern that this should not detract from the external appearance of listed buildings in particular, as where photovoltaic units fail to blend with the existing roof. Support will be given to solar panels which match roofs in colour and style, in the expectation that such developments will come onto the market during the life of the Neighbourhood Plan. In areas with a medium – high probability of flooding (Flood Zones 2 and 3) or at identified risk from surface water flooding, the inclusion of flood resilience measures into both new and existing buildings will be encouraged, such as raising floor

levels above ground level and wiring buildings down from the ceiling with sockets well above floor level. (Cross reference to Policy F1 – Building development.)

Solar panels and external air-conditioning units can introduce visually prominent modern features to a historic building. Their position, visibility from public viewpoints, mounting arrangements, colour, equipment housings and associated cabling should therefore be carefully controlled.

The application should clearly identify:

- the precise location and orientation of the solar panels.
- whether they will be visible from Sunderland Street or other public viewpoints.
- the location and appearance of all external air-conditioning units.
- how visible the equipment will be from surrounding properties and the Conservation Area.
- how external cabling, pipework and associated equipment will be dealt with; and
- what measures are proposed to minimise their visual impact.

Where possible, such equipment should be positioned so that it does not detract from the historic architectural features or principal elevations of the listed building.

5. Overall impact on the listed building

This is a substantial application involving a number of interventions to a historic building. While individual elements may appear relatively minor when considered separately, their cumulative impact should be assessed. The first-floor extension, roof replacement, alterations to windows and fenestration, new render and materials, solar panels and air-conditioning equipment could collectively have a significant effect on the character and appearance of the listed building.

The Council should therefore ensure that the proposed works preserve the significance of the listed building and that the design, materials and detailing are appropriate to its historic character.

Conclusion

Tickhill Town Council respectfully request that the Council seeks further clarification from the applicant before determining the application, particularly in relation to:

1. The replacement of the main roof, including confirmation that no original Georgian roof structure or historic fabric will be unnecessarily removed or altered.

2. The historic Georgian roofline, for which I specifically request confirmation that no alteration will be made.
3. Materials, with reference to the adopted Tickhill Neighbourhood Plan, including confirmation that proposed materials will appropriately match or complement the existing materials on this listed building.
4. Render, including confirmation of the proposed colour, texture and finish and whether it will match the existing render.
5. Windows and fenestration, ensuring compliance with Policy DE6 and that any inappropriate existing alterations are remedied where possible.
6. Solar panels and air-conditioning units, with specific consideration of Policy DE4 of the adopted Neighbourhood Plan, and whether these installations would detract from the appearance and significance of the listed building.

Given the historic importance of the property and its location within the Conservation Area, Tickhill Town Council ask that any listed building consent is only granted where the Council is satisfied that the proposed works, materials, equipment and detailing will preserve the character and significance of the listed building and where necessary, these matters should be secured through appropriately detailed conditions, including approval of materials, render colour and finish, window specifications, roof materials and detailing, and the precise location and appearance of solar panels and air-conditioning equipment.

In particular, confirmation that the historic Georgian roofline will remain unaltered.

26/01562/TPO & 26/01571/TCON

Tickhill Town Council wish to formally object to planning application 26/01562TPO and the associated works under application 26/01571/TCON at the same property, in particular to the proposed removal and substantial reduction of the existing trees at the rear of the property.

The objection is based on the disproportionate loss of established and apparently healthy trees, the availability of less harmful alternatives, and the resulting adverse impact on the character and appearance of the site and its surroundings.

Background

Earlier this year, an application was submitted by the applicant concerning the removal of a number of trees at the rear of the property. These trees were tall and closely crowded together, and some were protected by Tree Preservation Orders (TPOs). One of the concerns raised related to a large willow overhanging a neighbouring garden and the

potential for damage to a shed. While there appeared to be limited justification for the complete removal of this tree, it was recognised that some appropriate tree work might be warranted. It was therefore suggested that the matter should be guided by the local authority's arboricultural advice.

Since then, two large trees have apparently been removed, creating considerably more space between the remaining trees. The current proposal would nevertheless result in the removal of a substantial proportion of the remaining tree cover.

Excessive loss of established trees

The remaining trees comprise:

- a spindly variegated maple;
- a medium-sized ginkgo;
- a large but sparse willow, which has recently shed a branch;
- a very tall and upright cedar; and
- a large, dense willow which overhangs the neighbouring property.

The application proposes to fell the maple, ginkgo and cedar, substantially reduce and thin the two willows, and plant Himalayan silver birch between the remaining trees. Taken together, these works would result in the loss of more than 90% of the original tree growth. This appears excessive and disproportionate, particularly given that two large trees have already been removed. The previous removal has itself created additional space between the remaining trees and may already have addressed some of the concerns relating to crowding and excessive growth.

The fact that some of the trees may require management does not, in itself, establish that their complete removal is necessary. There should be a clear distinction between appropriate arboricultural management and wholesale removal.

Trees appear to be healthy

Importantly, the remaining trees appear to be healthy, and there does not appear to be sufficient justification for the extent of felling proposed.

The recent branch loss from the sparse willow may warrant inspection and appropriate remedial work. However, this does not necessarily justify its removal, particularly where balancing or selective pruning could address the issue. Similarly, concerns regarding the large willow overhanging the neighbouring property could potentially be addressed through the selective removal of specific branches, rather than through extensive reduction or removal.

It is the view of Tickhill Town Council, having sought advice that the appropriate approach should be to retain as much of the established tree cover as reasonably

possible and undertake only those works that are demonstrated to be necessary on arboricultural grounds.

Less harmful alternatives

There appear to be practical alternatives to the proposed level of felling.

For example, some balancing work to the sparse willow could improve its structure following the recent branch loss. Selective removal of branches from the willow overhanging the neighbouring property could also address concerns about encroachment and potential damage without removing the tree or substantially reducing its contribution to the site. Furthermore, given that two large trees have already been removed, it should be considered whether the existing spacing is now adequate and whether more limited maintenance would achieve the applicants' objectives.

The proposed planting of Himalayan silver birch does not, in the view of the council, adequately compensate for the loss of the existing mature or established trees. Newly planted trees cannot immediately provide the same visual, ecological, screening and amenity value as established trees.

Arboricultural assessment and TPO considerations

Given the scale of the proposed tree removal, and the fact that some of the trees have previously been protected by Tree Preservation Orders, Tickhill Town Council respectfully request that the Council's Arboricultural Officer fully assesses the proposal before any decision is made.

In particular, the Council should consider whether the proposed felling is genuinely necessary, whether the trees can reasonably be retained through appropriate management, and whether the proposed reductions are proportionate.

Where tree works can safely and effectively address the identified concerns, wholesale removal should not be treated as the default solution.

Impact on the surrounding area

The existing trees make an important contribution to the character and appearance of the rear of the property and surrounding gardens. The proposed works would fundamentally alter this established tree cover. Removing more than 90% of the original tree growth would have a significant visual impact and would substantially reduce the established greenery and screening currently provided by the trees.

The cumulative effect of the previous removal of two large trees and the extensive further felling now proposed is particularly concerning. The Council should consider the overall loss of tree cover, rather than considering each proposed tree removal in isolation.

Conclusion

For the reasons above, Tickhill Town Council respectfully request that planning application 26/01562 and 26/01571/TCON are refused as currently proposed, and consider a more proportionate arboricultural solution which prioritises the retention of the existing healthy trees, or at the very least that the proposed tree works are substantially reduced and would ask the Council to obtain and give significant weight to the advice of its Arboricultural Officer, particularly in relation to the health, structural condition, retention value and appropriate management of each tree.

A more proportionate approach would be to retain the existing healthy trees wherever reasonably possible and undertake targeted works, such as balancing and selective branch removal, to address any specific safety, structural or neighbour-related concerns. The recent removal of two large trees has already increased the spacing between the remaining trees. In these circumstances, the proposed removal of the majority of the remaining tree growth appears unnecessary and excessive.