

Planning Register 2025/26

Planning Application No.	Address of Application	Application for	Date of Parish Council Meeting Application Considered at	Parish Council's Response
25/00836/OUT	Land To The Rear Of 38 - 40 St Vincents Avenue, Branton	Outline application for erection of dormer bungalow and detached garage on approx. 0.4ha of land (approval being sought for access)	14/05/2025	As long as a contaminated land risk assessment is carried out they had no further comments or concerns.
25/00852/FUL	24 Warrington Drive, Bessacarr	Erection of a 4 bedroom detached self-build dwelling following the demolition of the existing dormer bungalow	14/05/2025	As long as the design is in keeping with the conservation area they had no further comments or concerns.
25/00918/FUL	Home Lea, Doncaster Road, Branton	Erection of 3 dormer properties including access and a private drive.	14/05/2025	They had concerns about the volume of traffic turning in close proximity to already busy junctions (one directly opposite and the other one house away) and onto a busy road
25/01173/FUL	24 Oaktree Road, Branton	Installation of a tiled roof over existing conservatory and build an inglenook fireplace to side elevation	02/07/2025	No comments or concerns
25/01198/COND	Land East Of Warning Tongue Lane, Cantley	Consent, agreement or approval required by conditions 9 (EV charging point), 19 (POS play equipment), 21 (highways), 22 (highways - vehicular crossing), 32 (drainage maintenance) of application 21/03645/FULM	02/07/2025	Fencing should be provided around the Local Equipped Area for Play (LEAP), continuing from the existing boundary at the roadside. It is suggested that, as a minimum, the fencing should be of knee height.

25/01290/FUL

Manor Farm, Bessacarr Lane, Bessacarr

Section 73 application to vary condition 12 (150 dwelling occupied before Stoops Lane) of planning application 14/00124/WCC under Outline application for mixed use development of housing, retirement village employment, education and retail uses, ancillary amenities and public open spaces including associated landscaping and means of access on approx. 70.07ha of land (Without compliance with conditions 13 (No development to take place until roundabout to Bawtry Road constructed), condition 14 (No development until implementation of junction works), condition 3 (Phasing plan) and condition 23 (Code level 3 requirements) of planning application 01/1201/P, allowed on appeal on 09/11/09.

02/07/2025 No comments or concerns

25/01279/OUT	15 Warrington Drive, Bessacarr	Outline approval with all matters reserved for the erection of a single, self build bungalow with up to 3 bedrooms following the demolition of existing garage and installation of private drive access road to the rear on approx 0.05ha of land	15/07/25 (delegated authority with consultation via email with all Members)	<p>Application Withdrawn while they have outlined several concerns below, they also recognise that the proposal offers some potential benefits. As a self-build, low-density development, it could contribute modestly to local housing supply and make efficient use of existing land. The outline nature of the application also provides an opportunity to shape the final design to ensure it aligns with the character of the area.</p> <p>Key concerns:</p> <ul style="list-style-type: none"> - Access and Highways: The new private drive might cause traffic or safety issues. - Neighbour Impact: The new building and drive could affect neighbours' privacy and peace. - Environmental Impact: The area is environmentally sensitive, so wildlife and trees might be affected. - Design and Character: Any future building should match the look and feel of the area. <p>Historically, There is no clear precedent for back land development or new private access roads on Warrington Drive itself. Most recent applications have been for outbuildings or cosmetic changes, not</p>
25/01434/FUL	7 Warning Tongue Lane, Cantley	Erection of single storey extension to the front and rear including formation of rooms in roof space and double garage extension to side	03/09/2025	<p>feel that it would be preferred if the central ridge of the extension was lowered ad to reduce the height of the dormers relative to the central roof line.</p>

24/01164/FULM Land At Cammidge
Way, Bessacarr

Erection of 168 dwellings with associated
landscaping and drainage (reduction from
184 dwellings to 168 dwellings, amended
plans, including revised layout)

03/09/2025 While we acknowledge the reduction in
the number of proposed dwellings and
the revised site layout, we wish to raise
several significant concerns regarding
the impact of this development:

1. Loss of Community Land

The proposed development will remove
land that has been used by local
residents for many years for informal
recreation and community activities.
This loss of valued open space will
negatively affect the health, wellbeing,
and social cohesion of the local
community.

2. Removal of Established Trees

Several mature trees on the site are
scheduled for removal. These trees
form an important part of the local
landscape and provide valuable
habitats for wildlife. Their loss would
have a measurable negative
environmental impact and reduce local
biodiversity.

3. Traffic and Access Concerns

The development will significantly
increase traffic levels in the
surrounding area. However, no
additional entrances or exits to the site
are proposed. This raises concerns
regarding road safety, congestion, and
the ability of the existing road network
to accommodate the additional vehicles
generated by 168 new dwellings.

4. Lack of Supporting Infrastructure

The application does not propose any additional local amenities. Schools, GP surgeries, and dental practices are already under significant pressure in the area. The additional population from this development will place further strain on these essential services.

In light of these concerns, we respectfully request that the planning authority consider the cumulative impact of this development on the local community, infrastructure, and environment before making a decision on this application.

25/01405/FUL	Land Off Cammidge Way, Manor Farm, Bessacarr	Erection of 2no. retail units and 4no. apartments with associated access, parking, landscaping and drainage
25/01958/FUL	Ninescores, Glen Road, Branton	Erection of extensions and alterations to existing dormer bungalow on all side and to both floors and to include changes to external materials. Partial conversion of extensions to form ancillary annexe (AMENDED PLANS)
25/02089/FUL	3 Oakcrest, Bessacarr	Erection of first floor extension above the existing garage including associated works

03/09/2025 No comments or concerns

05/11/2025 No comments or concerns

05/11/2025 No comments or concerns

25/02101/TCON	23 Birchwood Dell, Bessacarr	Notice of Intention to fell an Oak tree, within the South Bessacarr Conservation area	05/11/2025 The Parish Council wish to object to the proposed felling. Members feel very strongly about the protection of oak trees, which form an important part of our local heritage and natural environment. Unless the tree is deemed to present a genuine safety risk or is otherwise in poor health, the Council does not support the removal of healthy specimens. We would therefore ask that this objection be noted and taken into consideration as part of the application review.
25/02138/OUT	Land To The Rear Of 38 - 40 St Vincents Avenue, Branton	Outline application for erection of self / custom-build dormer bungalow and detached garage on approx. 0.4ha of land (approval being sought for access)	03/12/2025 No comments or concerns
25/02274/FUL	57 Chapel Lane, Branton	Erection of a single storey rear extension	03/12/2025 No comments or concerns
25/02328/FUL	Jasmindene, Kilham Lane, Branton	Erection of side and rear extension	03/12/2025 No comments or concerns
25/02275/OUTM	Land Off Doncaster Road, Branton	Outline application for erection of a residential development on approx 6.50 ha of land (approval being sought for access).	03/12/2025 1. Introduction

Members of the Parish Council attended the recent public drop-in sessions held by Lee Pitcher MP and Johnson Mowatt on behalf of Bellway Homes. These sessions were also attended by a significant number of residents and clearly demonstrated widespread community concern regarding the scale, location, and impacts of the proposal.

As a statutory consultee, the Parish Council must represent these local views and ensure they are fully considered within the planning process.

2. Key Areas of Objection

2.1 Conflict with the Doncaster Local Plan

The Doncaster Local Plan allocates 30–70 dwellings for Branton over the plan period. The proposal for 111 dwellings exceeds this allocation by a considerable margin and conflicts with the Local Plan's spatial strategy and distribution of development.

In addition, this proposal comes in addition to the significant Persimmon Homes development at the other end of the village, which represents only phase one of a wider project with further phases expected. It is therefore essential to highlight that the cumulative development pressure on Branton is far greater than the numbers in this single application suggest, and this further strengthens the view that the scheme is unnecessary and unsustainable in this location.

The Parish Council therefore requests a formal assessment of the proposal's compliance with adopted housing allocations and notes that approval of such an overscaled development may be considered premature, contrary to the NPPF.

**Five Year Housing Land Supply /
Tilted Balance**

The Parish Council requests confirmation of Doncaster Council's current five-year housing land supply position. If a deliverable five-year supply is in place, the "tilted balance" set out in paragraph 11(d) of the NPPF would not apply, and speculative development in the countryside should be afforded significantly reduced weight.

**Conflict with Countryside Policy
(Policy S7 – The Countryside)**

The proposed site is within an area governed by the Countryside Policy. This proposal does not meet any of the mitigating criteria which would enable such a development.

Policy S7 – The Countryside

The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area.

There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or if there are special reasons why the development in the form proposed needs to be there.

There are limited employment opportunities within the village.

Doncaster Council has emphasised that the area within the vicinity of the Airport will be targeted for growth (Gateway East), including approximately 3,000 new homes. Therefore, there can be no justification for further mass residential development away from that area, particularly in view of the ongoing Persimmon development at Everingham Place.

Sequential Test / Site Selection

The Parish Council considers that the proposal fails a sustainability-led sequential approach to site selection.

Strategic growth locations such as Gateway East are already identified within the Local Plan and benefit from superior access to employment, infrastructure, and public transport.

Approving this proposal would undermine the planned spatial strategy and allow development in a less sustainable countryside location.

Agricultural Land Classification

The Parish Council requests confirmation of the site's Agricultural Land Classification, including whether it contains Best and Most Versatile agricultural land (Grades 1, 2, or 3a). The loss of high-quality agricultural land is a recognised national planning concern, and no justification has been provided to demonstrate that such land should be released for housing.

2.2 Environmental and Climate

Impacts

Biodiversity Net Gain (BNG)

No evidence has been submitted to demonstrate the required minimum 10% Biodiversity Net Gain. A full ecological appraisal and BNG calculation must be produced before the application can be validated.

Flood Risk and Water Management

The site includes areas within the recognised flood plain. The Parish Council requests confirmation that the sequential test, exception test, and surface-water drainage modelling meet NPPF requirements.

Climate and Sustainability Standards

The proposal does not reference Doncaster Council's Climate and Biodiversity Emergency declaration or the borough's net-zero objectives. There is no detail on:

energy-efficient construction

low-carbon heating systems

on-site renewable energy
sustainable materials

Climate Adaptation Measures

In addition, the Parish Council requests confirmation that appropriate climate resilience and adaptation measures have been assessed and incorporated, including:

overheating risk assessments
green infrastructure provision
permeable paving and sustainable drainage
urban greening and shading

These matters are material considerations and must be addressed before determination.

Light Pollution and Dark Skies

The Parish Council requests assessment of artificial lighting impacts, including effects on wildlife, rural character, and the existing dark sky environment. No lighting strategy or impact assessment has been provided.

2.3 Transport, Traffic and Emergency Access

The Parish Council has strong concerns that the transport assessment is incomplete and fails to model several known pressure points:

Severe congestion on the B1396 during school peak times
Traffic associated with the Yorkshire Wildlife Park
Anticipated airport reopening

The recently approved 1,200-home
Auckley development

Restricted public transport options

Safety and suitability of the proposed
B1396 access point

The cumulative traffic impact has not
been assessed and emergency access
routes have not been adequately
modelled.

Furthermore, the access to the proposed
new estate is extremely close to an
already busy and problematic junction,
creating an inherently unsafe
arrangement. During the public meeting,
Bellway's representatives referred only to
average hourly traffic figures, which fails
to reflect the reality of highly
concentrated peak-time movements,
raising serious concerns about junction
safety.

Pedestrian Safety and Severance

The Parish Council is concerned that the
proposed access arrangements and
increased traffic flows would create a
severance effect for pedestrians,
particularly school children, elderly
residents, and those with mobility
impairments, reducing safety and
walkability along Doncaster Road.

Sustainable Location Concerns

The site lacks safe, continuous walking and cycling routes to schools, shops, healthcare, and employment. This makes the development inherently car-dependent and contrary to NPPF requirements to prioritise sustainable transport modes.

Fire and Rescue Access

The Parish Council requests confirmation that South Yorkshire Fire & Rescue Service has assessed:

access road widths

turning facilities

emergency vehicle access

hydrant provision

No such confirmation has been provided.

2.4 Local Infrastructure and Public Services

Education and Healthcare Capacity

Local schools are already near or above capacity, and GP and dental services are under significant strain. The application does not demonstrate how these pressures would be mitigated.

Drainage and Sewer Capacity

The sewer infrastructure is understood to date from the 1960s and is believed to be at or near capacity. Evidence of Yorkshire Water / Severn Trent capacity assessments should be provided.

Developer Contributions

Robust Section 106 and CIL contributions must be secured to deliver additional school places, healthcare capacity, drainage improvements, and sustainable transport upgrades.

Viability Assessment Transparency

Should any viability appraisal be relied upon to justify reductions in affordable housing or planning obligations, the Parish Council requests that it be made publicly available to allow proper scrutiny.

A **Health Impact Assessment** should also be undertaken.

2.5 Community Cohesion and Settlement Character

Residents are concerned that development of this scale would erode the distinct rural identity of Branton and lead to the merging of villages into a continuous suburban corridor.

The proposed development would significantly reduce the green space separating Branton and Auckley, undermining long-established settlement identity. The cumulative effects of nearby developments have not been assessed.

2.6 Insufficient Transparency and Public Engagement

Engagement to date has been limited, and key technical documents have not been made publicly available, including:
ecological surveys
detailed traffic modelling

drainage assessments

viability evidence

The Parish Council requests these are published before the application proceeds further.

3. Procedural Requests

In view of the above, the Parish Council formally requests:

1. A full Environmental Impact Assessment (EIA)
2. A Health Impact Assessment
3. A cumulative impact assessment
4. A revised Transport Assessment using peak-time data
5. Publication of ecological surveys and BNG calculations
6. A review of Section 106 and CIL contributions
7. Formal confirmation of five-year housing land supply
8. Assessment of agricultural land classification
9. Confirmation of Fire & Rescue Service consultation

4. Conclusion

Cantley with Branton Parish Council formally objects to the proposed development. In its current form, the scheme represents a significant departure from the adopted Local Plan, fails to demonstrate sustainability, and does not adequately address infrastructure, environmental, or community impacts.

We respectfully request that these matters be fully considered by the Local Planning Authority before determining the application

25/02387/FUL	2 Warrington Drive, Bessacarr	Erection of a front and rear extensions and new dormer roof
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07/01/2026 No comments or concerns