



# Cantley with Branton Parish Council

## Planning Register 2025/26

| <b>Planning Application No.</b> | <b>Address of Application</b>                           | <b>Application for</b>   | <b>Date of Parish Council Meeting Application Considered at</b> | <b>Parish Council's Response</b>  |
|---------------------------------|---|--|---|---|
| 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 Warnington 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. |

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| 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   |

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| 25/01279/OUT             | 15 Warnington 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"> <li>- Access and Highways: The new private drive might cause traffic or safety issues.</li> <li>- Neighbour Impact: The new building and drive could affect neighbours' privacy and peace.</li> <li>- Environmental Impact: The area is environmentally sensitive, so wildlife and trees might be affected.</li> <li>- Design and Character: Any future building should match the look and feel of the area.</li> </ul> <p>Historically, There is no clear precedent for back land development or new private access roads on Warnington Drive itself. Most recent applications have been for outbuildings or cosmetic changes, not</p> |

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| 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   | 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.   |
| 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   | <p>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:</p> <p><b>1. Loss of Community Land</b><br/> 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.</p> <p><b>2. Removal of Established Trees</b><br/> 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.</p> <p><b>3. Traffic and Access Concerns</b></p> |

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| 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 | 03/09/2025   | <p>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.</p> <p><b>4. Lack of Supporting Infrastructure</b></p> <p>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.</p> <p>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.</p> <p>No comments or concerns</p> |

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| 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) | 05/11/2025  | No comments or concerns  |
| 25/02089/FUL                    | 3 Oakcrest, Bessacarr                                   | Erection of first floor extension above the existing garage including associated works  | 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  |

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| 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   | <p data-bbox="1480 292 1675 316"><b>1. Introduction</b></p> <p data-bbox="1480 432 1989 735">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.</p> <p data-bbox="1480 788 1989 916">As a statutory consultee, the Parish Council must represent these local views and ensure they are fully considered within the planning process.</p> <p data-bbox="1480 938 1816 965"><b>2. Key Areas of Objection</b></p> <p data-bbox="1480 975 1973 1034"><b>2.1 Conflict with the Doncaster Local Plan</b></p> <p data-bbox="1480 1043 1989 1279">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.</p> |

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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.

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**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.

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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**

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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**

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|                          |                        |                 |  | <p>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:</p> <ul style="list-style-type: none"> <li>energy-efficient construction</li> <li>low-carbon heating systems</li> <li>on-site renewable energy</li> <li>sustainable materials</li> </ul> <p><b>Climate Adaptation Measures</b></p> <p>In addition, the Parish Council requests confirmation that appropriate climate resilience and adaptation measures have been assessed and incorporated, including:</p> <ul style="list-style-type: none"> <li>overheating risk assessments</li> <li>green infrastructure provision</li> <li>permeable paving and sustainable drainage</li> <li>urban greening and shading</li> </ul> <p>These matters are material considerations and must be addressed before determination.</p> <p><b>Light Pollution and Dark Skies</b></p> <p>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.</p> |

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|                          |                        |                 |  | <p><b>2.3 Transport, Traffic and Emergency Access</b></p>   |
|                          |                        |                 |  | <p>The Parish Council has strong concerns that the transport assessment is incomplete and fails to model several known pressure points:</p> <ul style="list-style-type: none"> <li>Severe congestion on the B1396 during school peak times</li> <li>Traffic associated with the Yorkshire Wildlife Park</li> <li>Anticipated airport reopening</li> <li>The recently approved 1,200-home Auckley development</li> <li>Restricted public transport options</li> <li>Safety and suitability of the proposed B1396 access point</li> </ul> <p>The cumulative traffic impact has not been assessed and emergency access routes have not been adequately modelled.</p> <p>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.</p> |

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**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**

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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**

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|                          |                        |                 |  | <p>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.</p> <p>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.</p>   |
|                          |                        |                 |  | <p><b>2.6 Insufficient Transparency and Public Engagement</b></p> <p>Engagement to date has been limited, and key technical documents have not been made publicly available, including:</p> <ul style="list-style-type: none"> <li>ecological surveys</li> <li>detailed traffic modelling</li> <li>drainage assessments</li> <li>viability evidence</li> </ul> <p>The Parish Council requests these are published before the application proceeds further.</p> <p><b>3. Procedural Requests</b></p> <p>In view of the above, the Parish Council formally requests:</p> <ol style="list-style-type: none"> <li>1. A full Environmental Impact Assessment (EIA)</li> <li>2. A Health Impact Assessment</li> <li>3. A cumulative impact assessment</li> </ol> |

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|                          |                                |   |  | <p>4. A revised Transport Assessment using peak-time data</p> <p>5. Publication of ecological surveys and BNG calculations</p> <p>6. A review of Section 106 and CIL contributions</p> <p>7. Formal confirmation of five-year housing land supply</p> <p>8. Assessment of agricultural land classification</p> <p>9. Confirmation of Fire &amp; Rescue Service consultation</p> <p><b>4. Conclusion</b></p> <p>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.</p> <p>We respectfully request that these matters be fully considered by the Local Planning Authority before determining the application</p> |
| 25/02387/FUL             | 2 Warnington Drive, Bessacarr  | Erection of a front and rear extensions and new dormer roof                         | 07/01/2026   | No comments or concerns   |
| 26/00088/TCON            | 2A Plantation Avenue Bessacarr | Notice of intention to crown reduce an Oak tree within Bessacarr Conservation Area. | 04/02/2026   | No comments or concerns   |

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| 26/00114/TCON                   | 2 Warrington Drive Bessacarr                      | Notice of intention to fell 3 Conifer and a Laburnum, and prune an Apple and a Conifer, trees within Bessacarr Conservation area.  | 04/02/2026  | No comments or concerns          |
| 25/02474/FUL                    | 46 Warning Tongue Lane, Cantley                   | Application to vary condition 2 (approved plans) of planning application 19/03024/FUL (granted on 30/04/2020); Erection of 3 detached dwellings following demolition of 2 semi detached bungalows                              | 04/02/2026  | No comments or concerns          |
| 26/00073/ADV                    | Yorkshire Wildlife Park, Brockholes Lane, Branton | Display of 7no fascia signs for the Hub buildings at the Hive  | 04/02/2026  | No comments or concerns          |
| 26/00144/FUL                    | The Gables, Beech Tree Close, Old Cantley         | Erection of a single storey rear extension   | 04/02/2026  | No comments or concerns          |
| 26/00227/FULM                   | Land East Of Warning Tongue Lane, Cantley         | Residential development of 187 dwellings including associated access and infrastructure (without compliance with condition 2 of planning application 21/03645/FULM granted on 14/06/2024 - (Plans and Specs) ) (Retrospective) | 04/03/2026  | No comments or concerns          |
| 26/00361/FUL                    | 2 Spring Gardens, Nutwell Lane, Old Cantley       | Erection of a two storey extension to the rear, raising of roof height and single storey extension to front  | 01/04/2026  | No comments or concerns          |
| 26/00499/FUL                    | Land off Cammidge Way, Bessacarr                  | Erection of additional 2no. first floor apartments above approved retail units and provision of additional parking spaces and other minor changes  | 01/04/2026  | No comments or concerns          |