

Delegated Report

Planning Reference 25/00832/TPO
Applicant(s) Mrs Rhiann Thomas
Ward Hinckley Trinity



Hinckley & Bosworth
Borough Council

Application Site 1 Arguile Place, Hinckley, Leicestershire, LE10 0GH

Proposal T5 Wellingtonia remove to ground level, to be replaced with a Wellingtonia.
T6 Wellingtonia removed to ground level, to be replaced with a Wellingtonia.
T7 Wellingtonia remove fractured branch.
T8 Wellingtonia remove to ground level to the adjacent Sycamore, to be replaced with a Wellingtonia.
T10 Wellingtonia remove deadwood over 25mm.
B Deodar Cedar remove fractured branch.

Case Officer Jack Playle (Technical Planning Assistant)

1. Recommendations

1.1. **Grant consent** subject to conditions at the end of this report:

2. Planning Application Description

2.1. This application seeks consent for the following works at **1 Arguile Place, Leicestershire, Hinckley, LE10 0GH**:

- T5 Wellingtonia remove to ground level, to be replaced with a Wellingtonia.
- T6 Wellingtonia removed to ground level, to be replaced with a Wellingtonia.
- T7 Wellingtonia remove fractured branch.
- T8 Wellingtonia remove to ground level to the adjacent Sycamore, to be replaced with a Wellingtonia.
- T10 Wellingtonia remove deadwood over 25mm.
- B Deodar Cedar remove fractured branch.

3. Description of the Site and the Surrounding Area

3.1. The application site relates to five Wellingtonia trees and a B Deodar Cedar tree located along Arguile Place and situated to the land adjacent to No 1 Arguile Place within the settlement boundary of Hinckley. The tree(s) affected by the proposed work is protected under A1 of the Hinckley and Bosworth (THE VALLEY LODGE) Tree Preservation Order 89/00014/TPORD which protects a variety of trees.

4. Relevant Planning History

4.1. 12/00442/TPO

- TPOPER
- WORKS TO BLUE CEDAR (T1)
- 23.05.2012

5. Publicity

5.1 The application has been publicised by sending out letters to local residents. The following concerns were raised:

5.2 Concerns were raised about trees not directly related to the proposal and regular maintenance of the B Deodar Cedar.

6. Consultation

6.1 The Council's Arboricultural Officer stated:

'I am satisfied that the submitted Arboricultural Report provides sufficient justification for the removal of T5 and T6 (Wellingtonias), as well as the Sycamore adjacent to T8. The removal of the fractured branch on T7 is also acceptable. Deadwood removal from T10 is appropriate and does not require a formal application.

The report indicates that a single Wellingtonia will be replanted following the removal of T5 and T6.

While I acknowledge that site constraints may only allow for one direct replacement tree, this loss must be offset elsewhere. A replacement tree should also be provided for the felled sycamore (three trees must be replanted in total).

If space on-site is limited, I recommend that smaller replacement trees be planted in a suitable alternative location within the site. The agent must confirm this with the Local Planning Authority to ensure appropriate conditions are applied alongside consent.'

6.2 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- No relevant policies.

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

8. Appraisal

- 8.1. The key issues in respect of this application are the impact of the proposal upon the amenity of the area, and whether the proposed works are justified
- 8.2 Paragraph 136 of the NPPF highlights that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning decisions should ensure that new streets are tree-lined.
- 8.3 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.5 The affected tree(s) are subject to a Tree Preservation Order and are therefore considered to have a high level of amenity value.
- 8.6 The trees (T5/T6/T7/T8/T10) and the B Deodar Cedar tree are situated to the land adjacent to No 1 Arguile Place and due to the size and position of the trees, they are considered to play an important part for the character and the appearance of the local area and neighbouring properties.
- 8.7 The Council's Arboricultural Officer has assessed the application and supports the proposal to remove the Wellingtonias' (T5/T6/T8) to ground level, remove the fractured branches and deadwood over 25mm from the Wellingtonias (T7 and T10) and the B Deodar Cedar tree with the replacement of three Wellingtonia trees as part of ongoing sustainable tree management. It is therefore considered that the proposed works are suitable as long as they are carried out in accordance with BS 3998:2010. By virtue of the above it is considered that the work would not have a significant impact upon public amenity and is therefore acceptable in accordance with Policy DM10 of the SADMP.

9. Equality Implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

APPROVAL

10.1 In conclusion, the proposed works are considered to be acceptable and therefore in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 136 of the National Planning Policy Framework (2024), subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant consent** subject to conditions at the end of this report:

11.2 **Conditions and Reasons**

1. The works to which this consent relates shall be completed within two years from the date of this consent.

Reason: To ensure that works are appropriate to the condition of the tree(s) at the time they are undertaken in accordance with the provision of the Town and Country Planning (Tree Preservation) Regulations 2012.

2. The approved works shall only be carried out in accordance with British Standards Recommendations for Tree work - BS 3998:2010.

Reason: To ensure that the works are carried out in a way that safeguards the health and amenity of the tree in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 136 of the National Planning Policy Framework (2024).

3. The proposed works to the Wellingtonia trees T5/T6/T8 shall be restricted to removing to ground level only, the Wellingtonia tree T7 to remove a fractured branch only, the Wellingtonia tree T10 to remove deadwood over 25mm only and the B Deodar Cedar tree to remove the fractured branch only.

Reason: To ensure that the works are carried out in a way that safeguards the health and amenity of the trees in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 136 of the National Planning Policy Framework (2024).

4. Within one month of the removal of the Wellingtonia trees (T5/T6/T8); details of the three replacement Wellingtonias including its size, location and maintenance requirements shall be submitted to, and approved in writing by, the Local Planning Authority. The replacement trees shall be of container-grown standards, each in a pot with a minimum volume of 35 litres and sited outside of the existing crowns and driplines. The replacement tree shall be planted in accordance with the approved details during the next available planting season (October to March).

Reason: To ensure that a replacement tree is planted on site in the interests of protecting the amenity of the area in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 136 of the National Planning Policy Framework (2024).

12. Notes to Applicant(s)

1. The Applicant is advised that the consent hereby granted is only valid for a period of two years commencing from the date permission is granted. The

works for this consent may only be carried out once unless stated otherwise by condition.

2. This permission does not affect any private property rights and does not authorise the Applicant to carry out work on land outside of their control. The Applicant is therefore required to obtain the landowners consent prior to commencing any works.
3. It is a criminal offence to disturb or harm bats, or to damage, destroy, or obstruct a roost. Therefore, if the tree is mature and has hollow cavities, is covered with ivy, or has a suitable habitat in which bats may roost, the affected tree(s) should be surveyed for bats before any work is carried out.
4. The Wildlife and Countryside Act 1981 offers protection to wild birds, their eggs and nests. It is an offence for any person to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built or to take or destroy the egg of any wild bird. All works to trees should therefore done outside the nesting season (i.e. between the end of August and beginning March), unless carefully checked beforehand by a suitably qualified person. If nesting birds are present, work must be postponed until the young have left the nest.
5. You are advised that if the a tree in a conservation area is removed, uprooted or destroyed without permission, in contravention of Section 211 of the Town and Country Planning Act 1990, the landowner is placed under a duty to plant another tree of an appropriate size and species in the same or similar position as soon as they reasonably can.