

Delegated Report

Planning Reference 26/00344/TPO
Applicant(s) Hinckley v12 Ltd
Ward Hinckley Castle



Hinckley & Bosworth
Borough Council

Application Site 43-53 London Road, Hinckley,
Leicestershire, LE10 1HQ

Proposal

T1, T3. T4 and T6 Lime – Remove deadwood from the crown.

T2 Lime – Remove deadwood from the crown and decayed limb.

T5 Lime – Remove deadwood from the crown and snapped branch caught up within.

T7 Lime – Remove deadwood from the crown and prune back lateral branches to provide 3m clearance from property. Selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown and at suitable growth points.

T8 Cherry Plum – Remove deadwood from the crown and prune back branches to provide 2m clearance from property. Selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown and at suitable growth points.

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 43-53 London Road, Hinckley:

- T1, T3. T4 and T6 Lime – Remove deadwood from the crown
- T2 Lime – Remove deadwood from the crown and decayed limb
- T5 Lime – Remove deadwood from the crown and snapped branch caught up within

- T7 Lime – Remove deadwood from the crown and prune back lateral branches to provide 3m clearance from property. Selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown and at suitable growth points
- T8 Cherry Plum – Remove deadwood from the crown and prune back branches to provide 2m clearance from property. Selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown.

3. Description of the Site and the Surrounding Area

- 3.1. The application site relates to several Lime trees and one Cherry Plum tree that are located to the west of London Road and are situated to the west and east of The Midland Studio College within the settlement boundary of Hinckley. The tree(s) affected by the proposed work is protected by the Hinckley and Bosworth (Land at 43-53 London Road, Hinckley) Tree Preservation Order 08/00005/TPORD which protects a variety of trees.

4. Relevant Planning History

4.1 21/00974/TPO

- Works to 7x limes and Cherry Plum
- Refused
- 13.10.2021

4.2 21/00757/TPO

- T1 Lime - Pollard, T2 Lime - Pollard, T3 Lime - Pollard, T4 Lime - Pollard, T5 Lime - Pollard, T6 Lime -Pollard, T7 Lime - Prune away from security camera by 2m. T8 Cherry Plum - Fell and plant acer griesum.
- Refused
- 05.08.2021

- 4.3 In summary, both applications 21/00757/TPO and 21/00974/TPO were both refused because it had not been demonstrated that the proposed works were necessary or justified, and the proposed works would result in a significant detrimental impact upon visual amenity.

5. Publicity

- 5.1 Sections 16 and 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 does not include any requirement to consult third parties on applications for consent under a Tree Preservation Order.
- 5.2 Nevertheless, the application has been publicised by sending out letters to local residents. No further responses have been received.

6. Consultation

- 6.1 The Council's Arboricultural Officer supported the proposed works because they reflected responsible and routine tree management practices. 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

- 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 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.

- 8.3 The affected trees are subject to a Tree Preservation Order, and are therefore considered to have a high level of amenity value. The protected trees T1 to T7 are situated to the west of The Midland Studio College and T8 is to the east. 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.

- 8.4 The Council's Arboricultural Officer has assessed the application and supports the proposal to remove the deadwood and pruning works as part of ongoing sustainable tree management. It is therefore considered that the proposed works would be 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

10.1 In conclusion, the proposed works would be 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 Lime trees (T1, T2, T3, T4, T5, T6 and T7) and the Cherry Plum tree (T8) shall be restricted to removing deadwood and pruning back to lateral branches as set out in the proposal 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).

a. **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 be 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.