

Delegated Report

Planning Ref: 25/00120/TPO

Applicant: Mr Smith

Ward: Ambien



**Hinckley & Bosworth
Borough Council**

**Site: 50 High Street, Stoke Golding, Nuneaton, Leicestershire,
CV13 6HF**

**Proposal: Yew Trees (T1 & T2) - Crown Reduce by 30% approximately 1.5m from tips
To manage the size of the tree and prevent future conflict with the building. It will also
balance the canopy and result in an aesthetically improved tree.**

1. Recommendations

- 1.1. Grant consent subject to the conditions

2. Planning Application Description

- 2.1 The application seeks planning consent for the following works at 50 High Street, Stoke Golding, Nuneaton, Leicestershire, CV13 6HF.
- Yew Trees (T1 & T2) - Crown Reduce by 30% approximately 1.5m from tips. To manage the size of the tree and prevent future conflict with the building. It will also balance the canopy and result in an aesthetically improved tree.

3. Description of the Site and the Surrounding Area

- 3.1. The application site relates to a two storey detached residential dwelling in the settlement boundary of Stoke Golding.
- 3.2. The tree(s) affected by the proposed work is protected by the Hinckley and Bosworth (Land Adjacent the Hollies, High Street No.1) Tree Preservation Order 1989.

4. Relevant Planning History

03/01346/TPO

- WORKS TO TWO YEWS AND REMOVAL OF ONE ASH
- APPRET
- 04.08.2004

07/00128/TPO

- RAISING CROWNS OF TWO YEW TREES
- TPOPER
- 28.02.2007

07/01454/TPO

- WORKS TO TREES
- TPOPER
- 31.01.2008

13/00280/TPOCA

- Removal of Silver Birch tree
- APPRET
- 25.07.2013

15/00962/TPOCA

- Works to Ash and Yew x 2 trees
- TPOCAP
- 15.10.2015

16/00938/TPOCA

- Pruning of Silver Birch Tree
- TPOCAP
- 05.12.2016

21/01208/TPO

- Silver Birch - To raise the crown and prune all of the branches or fell the tree completely and replace with a smaller tree suitable to the size of the garden.
- It is causing excessive shading to our garden and also to our neighbours garden. The branches are also overhanging into the neighbours garden and are getting close to their conservatory.
- APPRET
- 03.11.2021

21/01432/TCA

- T1- Silver Birch: Crown lift lower branches to give around 5-6m clearance above the ground. Reduce the tree in size overall by roughly 30% and shape
- DTM
- 26.01.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments have been received

6. Consultation

- 6.1. HBBC Conservation Officer

“ As these trees are already covered by a Tree Preservation Order I have no comments to make on the proposal other than recommending any works are carried out in accordance with the relevant British Standards for Tree Work and are in accordance with any advice provided by the Council's Tree Officer (if they are available)”

7. Policy

- 7.1. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design

7.2. National Planning Policies and Guidance:

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

7.3. Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

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- 8.1. Key Issues
- Impact upon the amenity of the area
 - Whether the application is justified

Impact upon the amenity of the area

8.2. Policy DM10 of the SADMP requires that consideration be given to the impact of the proposal on amenity and the character of the surrounding area. The trees are subject to a tree preservation order and are therefore considered to have a high level of amenity value.

8.3. Paragraph 136 of the National Planning Policy Framework (NPPF) (2024) states that existing trees make an important contribution to the character and quality of urban environments and should be retained wherever possible.

8.4. The trees are situated to the front of the application dwelling and are positioned between the dwellinghouse and the garage. Due to their size and position they have a high level of visibility from the High Street.

8.5. The works proposed are intended to improve the overall shape and appearance of the trees and it is felt that the works will preserve the positive contribution they make to the amenity of the area.

8.6. The Local Planning Authority therefore deems the proposed works as suitable as long as carried out in accordance with BS 3998:2010.

Whether the application is justified

8.7. The Local Planning Authority is required to consider the public benefit of proposed works to protected trees. In this case it is considered that the public amenity value of the trees would not be harmed if the works carried out as described.

8.8. The work proposed has been assessed and is considered to be necessary to provide adequate clearance between the property and the garage. It is not felt that any of the proposed work will have a detrimental impact on the long term health of the tree.

8.9. By virtue of the above it is considered that the work would not have a significant impact upon public amenity and is therefore acceptable.

9. Equality Implications

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

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 are considered to be acceptable. The proposal is, therefore in accordance with policy DM10 of the SADMP and paragraph 136 of the NPPF (2024). As a result, the application should be approved with conditions set out below.

11. Recommendation

- 11.1. **Grant consent** subject to the planning conditions

11.2. Conditions and Reasons

1. 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 Site Allocations and Development Management Policies DPD and paragraph 136 of the NPPF (2024).

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

Reason: In accordance with the provisions of the Town and Country Planning (Tree Preservation) Regulations 2012.

3. The proposed works to the Yew tree (T1) shall be restricted to a Crown reduction by 30% approximately 1.5m from tips.

The proposed works to the Yew tree (T2) shall be restricted to a Crown reduction by 30% approximately 1.5m from tips.

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 DPD and paragraph 136 of the NPPF (2024).

Notes to Applicant:

You are advised that the consent is 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.

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.

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 we recommend that it be surveyed for bats before any work is carried out.

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. We therefore recommend that work to trees is done outside the nesting season - i.e. between the end of August and beginning March. If work is to be undertaken during the bird breeding season, we recommend that a suitably qualified ecologist surveys the tree for nesting birds. If nesting birds are present, work must be postponed until the young have left the nest.

You are advised that if 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.