

Delegated Report

Planning Ref: 25/00053/TPO
Applicant: Kerry Baker
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

**Site: 29 Lychgate Close, Burbage, Hinckley, Leicestershire,
LE10 2ES**

Proposal: Ash (T1) - crown reduce by approximately 1.5- 2.5 metres and reduce the major limb on the garden side by approximately 3-5 metres. To reduce the risk of limb failure and to improve the shape of the tree

1. Recommendations

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

2. Planning Application Description

- 2.1 The application seeks planning consent for the following works at 29 Lychgate Close, Burbage, Hinckley, Leicestershire, LE10 2ES
- Ash (T1) - crown reduce by approximately 1.5- 2.5 metres and reduce the major limb on the garden side by approximately 3-5 metres. To reduce the risk of limb failure and to improve the shape of the tree

3. Description of the Site and the Surrounding Area

- 3.1. The application site relates to a detached residential dwelling in the settlement boundary of Burbage. The tree is situated in rear garden of 29 Lychgate Close.
- 3.2. The tree(s) affected by the proposed work is protected by the Hinckley and Bosworth (Land off Lychgate Close Burbage) Tree Preservation Order 2000

4. Relevant Planning History

19/01360/TPO

- Works to reduce Ash by 3m.
- TPOPER
- 30.01.2020

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. Burbage Parish Council

“Burbage Parish Council has no objections to this application and would support

the recommendation of the borough tree officer.”

7. Policy

- 7.1. Core Strategy (2009):
- Policy 4: Development in Burbage
- 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. Burbage Neighbourhood Plan 2015 – 2026 (BNP) (2021):
- Policy 1: Settlement Boundary
 - Policy 2: Design and Layout
 - Policy 12: Important Trees
- 7.4. National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5. Other Relevant Guidance:
- Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 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 tree is subject to a tree preservation order and is 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. Policy 12 of the Burbage Neighbourhood Plan seeks to ensure that development proposals that damage or result in the loss of a tree or trees protected with a tree preservation order (TPO) or a tree or trees of significant amenity value and with important arboricultural, landscape or ecological significance, will only be permitted in exceptional circumstances.
- 8.5. The tree is located in a prominent position to the rear of the application dwelling and provides a high level of amenity value to the street scene due to its size and position.
- 8.6. It is expected that the works to re-shape the tree will ultimately enhance the overall

amenity value of the tree.

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

Whether the application is justified

- 8.8. The work proposed has been assessed and is considered to be justified. The reduction to the crown and to the major limb is deemed to be necessary in order to re-balance the tree and prevent any future damage.
- 8.9. The works would not involve the loss or damage to a protected tree and are therefore considered reasonable.
- 8.10. By virtue of the above it is considered that the work would not have a significant impact upon public amenity and is therefore not 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 required in order prevent any future damage to the tree, improving its appearance and ensuring its continued good health. 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 Ash tree (T1) shall be restricted to a crown reduction of approximately 1.5- 2.5 metres and reduction to the major limb on the garden by approximately 3-5m

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.