

Delegated Report

Planning Reference 26/00053/TPO
Applicant(s) Mrs Sue Hackett
Ward Groby



Hinckley & Bosworth
Borough Council

Application Site Land to the Rear of Beacon Close, Groby

Proposal Proposed removal of broken branches, crown lift to 3m, and general works to trees T1 (Apple) and T3 (Crab Apple), and straight fell of tree T21 (Hawthorn)

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 removal of broken branches, crown lift to 3m from ground level, and general works to trees T1 (Apple) and T3 (Crab Apple) and straight fell of tree T21 (Hawthorn) at land to the rear of Beacon Close, Groby. The scheme includes the provision of a replacement Hawthorn tree.

2.2. The proposed works to tree T6 (Poplar) have been removed from the description of the development as the existing tree is not covered by a Tree Preservation Order.

3. Description of the Site and the Surrounding Area

3.1. The application site relates to protected Apple, Crab Apple, and Hawthorn trees located within Beacon Field Groby and to the rear of No 15 Beacon Close within the settlement boundary of Groby. The trees affected by the proposed work are protected under A1 of the Hinckley and Bosworth (GLEBE FARM) Tree Preservation Order 75/00006/TPORD, which protects a variety of trees.

4. Relevant Planning History

4.1 There is no relevant planning history within this application site that is applicable to the current development proposals.

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 and no publication therefore took place for this application

- 5.2 Nevertheless, the application has been publicised by sending out letters to local residents. No responses have been received.

6. Consultation

- 6.1 Following the submission of the Tree Survey, the Council's Arboricultural Officer supported the proposed works, subject to the provision of a replacement hawthorn tree. 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. Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area. The key issues in respect of this application are therefore the impact of the proposal upon the amenity of the area, and whether the proposed works are justified.

- 8.2 With the exception of Poplar tree (T6), all the affected trees are subject to Tree Preservation Order 75/0006/TPORD and are within the Groby Conservation Area. All the affected trees are within Beacon Field, which is an identified area of Public Open Space. Due to their size, position, and location, the affected trees are considered to have a high level of amenity value that plays an important part to the character and the appearance of the local area.

- 8.3 The Council's Arboricultural Officer has assessed the scheme and supported the proposed works in the interests of ongoing sustainable tree management, subject to the provision of a replacement Hawthorn tree following the removal of protected Hawthorn tree T21.

- 8.4 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 proposed works would not have a significant impact upon public amenity and would be 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 shall be restricted to crown lifting to 3 metres, the removal of broken branches, and general works to trees T1 (Apple) and T3 (Crab Apple), and the straight felling of tree T21 (Hawthorn) 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 Hawthorn (T21), details of the replacement Hawthorn 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).

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 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.