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TOWN AND COUNTRY PLANNING ACT 1990 WORKS TO A PRESERVED TREE

Reference: H02-0531-23 **Date of Decision:** 4th August 2023

Applicant: Ms S Brown
Queens Bank House
Queens Bank
Crowland
PE6 0JR

Location: Queens Bank House Queens Bank Crowland Spalding

Description: Works to Crowland Tree Preservation Order No. 19 2012

Detailed Description:

Application to carry out works to trees the subject of Crowland Tree Preservation Order No. 19 2012.

Please see the plan and annotated photographs which accompany the Application.

(Please note that in the description there are constant references with regard to the 'highway', this may be applicable to the frontage trees, but other references should be read to apply to the main driveway, former farm access. Basically crown lifting the trees by selectively reducing the lower branches to enable vehicular access.)

'Crowland TPO No. 19 2012

T1 - 1 x Lime tree - In the north eastern corner of the grounds of Queens Bank House. The tree is situated approximately 4.80 metres to the south of the bank of the drain which forms the northern boundary of the property, and approximately 11.20 metres to the west of a line parallel with the eastern end of the drain.

Requires a weight reduction and removal of dead wood. Advised of a selective reduction of max 3m.

Needs to be reduced to avoid the BT wires where the tree crown has surrounded the wires.

Trees need to be reduced to allow 17 feet clearance over the highway.

G1 - 1 x Sycamore, 1 x Horse Chestnut, 2 x Lime - The trees grow on the southern bank of the drain which forms the northern boundary of the grounds of Queens Bank House. These trees require a selective reduction to tidy up the trees - Advised of a selective reduction of max 3m.

A new Horse Chestnut will be planted to replace a horse chestnut tree following its removal after it blew over in a storm.

G2 - 1 Sycamore, 1 x Yew - In the vicinity of the north eastern corner of the grounds of Queens Bank House but to the west of the entrance driveway. The trees grow adjacent to the southern bank of the drain which forms the northern boundary of the property. The sycamores require an approximate 4m crown uplift as part of the selective reduction.

G3 - 3 Horse Chestnut, 2 x Sycamore - In the grounds of Queens Bank House. A line of mature trees immediately parallel to the western side of the entrance driveway leading from Queens Bank Road to the house.

Needs to be reduced to avoid the BT wires which are growing within the tree crown - suggested 3 - 4m crown uplift as part of the selective reduction with deadwood being removed. Trees need to be reduced to allow 17 feet clearance over the highway.

G4 - 2 x Horse Chestnut, 1x Lime, 2 x Sycamore, 1x Beech, 1x Ash. - In the grounds of Queens Bank House. To the south of the house. The 2 horse chestnuts and lime grow immediately parallel to the western side of the entrance driveway. The lime is situated at the eastern end of the drain which forms the southern boundary of the property.

The 2 sycamores are situated on the northern bank of the drain which borders the southern boundary of the property. The beech is situated in the vicinity of the south western corner of the area delineated as G4, set approximately 7.70 metres north from the drain edge.

The ash is situated approximately 9.40 metres south of the south western corner of Queens Bank House.

A number of the trees require a 3m crown thinning and reduction due to their proximity to the house outbuildings which are undergoing conversion plus proximity to the highway.

Some of the trees exhibit dead wood which needs to be removed. It has been noted that cavities are forming reducing the strength of the trunk so need to reduce the weight of the tree.'

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

- 1 That the proposed work is carried out within two years of the date of this decision unless otherwise agreed with the District Council.
- 2 Work is to be carried out in accordance with BSI 3998 : 2010, 'Recommendations for Tree Work'.

Notes:

The necessary consent of all other interested parties should be obtained before the works proceed.

Please note that the removal of dead wood can be carried out without the need to submit a formal written application for works. All works to British Standard 3998 2010 and due regard taken of any Protected Species under the Wildlife and Countryside Act 1981 (as amended) which may be present. The removal of dead wood is included in the description for completeness.

Other than the removal of dead wood lime trees should preferably be pruned in late July and August or alternatively in the autumn months. Avoid pruning from the end of January onwards, as the bleeding of sap may be a problem.

Pruning of sycamores should take place in late summer or early autumn. All pruning works to sycamores should be completed by mid-January to avoid problems of sap bleed.

Avoid pruning horse chestnuts in the spring months directly prior to and immediately after bud opening as bleeding of sap from pruning cuts may be a problem. Ideally prune between leaf fall and February.

Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protected by law and it is an offence to damage or destroy the nest of any wild bird while it is in use or being built. In the event of query please contact Natural England on Tel: 03000 603900.

Bats are protected species under the Wildlife and Countryside Act 1981 (as amended) and in the event that bats are living in any cavities in the tree(s), or if they are discovered while the works are taking place, please inform Natural England on Tel: 03000 603900 before works proceed.



Phil Norman
Head of Planning
South Holland District Council

RIGHTS OF APPEAL:

Where an application is made to the Authority for consent and that consent is refused or is granted subject to conditions the applicant, if aggrieved by the decision, may appeal to the Planning Inspectorate (PiNS). Appeals must be received by the PiNS within 28 days of the Council's decision. The appeal should be made on the relevant TPO (consents) appeal form which can be obtained from PiNS. The form can be found on the Planning Portal website at:

<https://www.gov.uk/appeal-decision-about-tree-order>

Alternatively a form can be obtained by writing to Environment Appeals, Room 3A Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN or telephone on 0303 444 5000.

If you visit the Planning Portal web site you will be able to complete the appeal form and return it to PiNS electronically via the email address:

treeandhedgeappeals@planninginspectorate.gov.uk