

The St Mary Magdalene Church P.C.C
C/O P E Coupland
Jasmine Cottage
Old Main Road
Fleet Hargate
PE12 8LJ

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TOWN AND COUNTRY PLANNING ACT 1990 WORKS TO A PRESERVED TREE

Reference: H05-0787-26 **Date of Decision:** 7th October 2026

Applicant: The St Mary Magdalene Church P.C.C
C/O P E Coupland
Jasmine Cottage
Old Main Road
Fleet Hargate
PE12 8LJ

Location: St Mary Magdalene Church Church End Fleet Spalding

Description: Works to Fleet Tree Preservation Order No 10 2002

Detailed Description:

Works to trees within the Church Yard of St Mary Magdalene Church, Church End.

The trees are within the Conservation Area and three sycamore trees are the subject of Fleet Tree Preservation Order No. 10 2002, identified within the Order as T1, T2 and T3. Please see the clear plan which accompanies the Application for the position of all of the trees.

In the words of the applicant:

(Please note that skirting means the same as the term 'crown lifting'.)

'General skirting of all trees, removal of dead wood and severing of ivy runners.
Removal of branches encroaching public and site access roads to 5m.
Removal of branches on north boundary to clear 'old' brick wall by 600mm.
Skirting all trees to 2.1m other than 5m (as above.)'

In detail:

'Proposed works to trees within the grounds of St. Mary Magdalene Church, Fleet (Conservation Area).

Eastern boundary (Access road in grounds.)

All large trees along access road to be skirted to 5m incl. TPO sycamores for high vehicle access (Tall vans and fire appliances.)

Smaller trees to be skirted to 2.1m if not overhanging access road.

Vegetation, small young saplings etc. to be removed.

All dead wood to be removed.

All ivy runners to be severed.

Northern boundary (Back wall).

All trees and bushes encroaching on/over brick wall are causing problems to the wall and danger to the public, graveyard workers and vehicles on the public road.

Proposed works:

Skirt trees and bushes encroaching on/over north wall to 600mm above wall and trim back to clear public footpath.

Larger trees overhanging the public road to be trimmed back or skirted to 5m.

All trees adjacent north wall and in the north graveyard to be skirted to 2.1m.

All dead wood to be removed.

Norway spruce near lych gate to be trimmed of dead wood and skirted to 2.1m. All vegetation below (Elder, yew bushes) to be removed.

Cherry tree near lych gate to be trimmed of dead wood and skirted to 2.1m to hopefully restore good growth.

Sever all ivy runners.

New Planting.

New cockspur thorn (*Crataegus x lavalleei*) to be planted (with support) near post box.

Similarly if wild cherry is nearing end of life its to be cut down and new 1.5mH replacement tree planted near by.'

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'.
- 3 (Should it be decided to remove the cherry tree, ideally the resulting stump of the tree should be ground out to at least 300mm below ground level, to help reduce the risk of the stump harbouring decay fungi which could infect nearby trees.)

Notes:

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

Please read 'Conditions' as 'Recommendations' for all trees which are not the subject of a Tree Preservation Order. (All subject to Conservation Area requirements).

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.

Silver birches should be pruned in late summer and autumn as bleeding of sap from pruning works can be a problem at other times of the year.

Major pruning works to yews should be carried out in May, although minor trimming works may be carried out in August or September. Always check if nesting birds are present before works are to be undertaken and, if present, delay until the fledglings have been reared and have flown the nest.

Ideally holly should be trimmed in August. (Please note, the major cutting back of a hedge is best spread over two to three years).

Conifers such as Leyland cypress should ideally only be heavily pruned (or topped) in July. The optimum time for annual trimming works is between July and August. Works in the late autumn, winter and early spring months should be avoided. Always check if nesting birds are present before works are to be undertaken and, if present, delay until the fledglings have been reared and have flown the nest.

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.

False acacias should be pruned in the mid to late summer period, as bleeding of sap from pruning cuts can be a problem at other times of the year. Always check if nesting birds are present before works are to be undertaken and, if present, delay until the fledglings have been reared and have flown the nest.

Walnut trees should only be pruned in late July and early August when they are in full leaf. If they are holding their leaves well they may be pruned into September and exceptionally into October. If pruned at other times of the year, a walnut tree is likely to bleed sap profusely which could be detrimental to its health.

Pruning works to species of Prunus (cherry/plum), should be carried out after flowering but before mid-July to help prevent infection by the fungus known as silver leaf.

Should the cherry be removed in this case the duty of the landowner is to plant another tree, of an appropriate size and species, at the same place and as soon as reasonably possible.

It is recommended that the tree is replaced with a further cherry of at least 1.5m high on planting as near as reasonably practicable, to the position of the original tree, within a period of twelve months.

Please inform the Local Planning Authority as soon as replanting has taken place and indicate the position of the replacement tree. Section 207 of the Town and Country Planning Act 1990 empowers this Authority to issue a Notice formally requiring replacement trees to be planted.

Please note that the removal of dead wood can be carried out without the need to submit a formal written Application/Notification 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.

Please note that the removal of ivy can be carried out without the need to submit an Application or Notification for proposed works. Please take care not to cut into the bark of the tree when removing ivy.

Please take due regard of any Protected Species under the Wildlife and Countryside Act 1981 (as amended) which may be present such as nesting birds or roosting bats.

With beech and other species with smooth or thin bark, only remove dense ivy cover gradually avoiding exposure just before the late spring and summer months, as the sudden exposure can cause a sun burn effect, causing bark to crack, thus leaving the tree vulnerable to infection by fungi.

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
Assistant Director - Planning and Strategic Infrastructure
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:

Planning Inspectorate
C/O Quadient
69 Buckingham Avenue
Slough
SL1 4PN

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