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Mr V Mollinger
The Manor House
1 Bell Lane
Moulton
Spalding
PE12 6PQ

TOWN AND COUNTRY PLANNING ACT 1990
WORKS TO A PRESERVED TREE

Reference: H13-0003-20 **Date of Decision:** 2nd March 2020

Applicant: Mr V Mollinger
The Manor House
1 Bell Lane
Moulton
Spalding
PE12 6PQ

Location: Manor House 1 Bell Lane Moulton Spalding

Description: Works to Moulton Tree Preservation Order No 7 1986

Detailed Description:

Application/ Notification to carry out works to trees in the grounds of The Manor House, 1 Bell Lane and those which overhang from adjoining properties.

The horse chestnut which overhangs from the Church yard is subject to Moulton Tree Preservation Order (TPO) No. 7 1986. (Grows within Area One of the Order). The yew through which branches the horse chestnut grows is identified as T3 of the Order.

A further yew grows in the south western corner of 7 Church Lane, and overhangs the garden of The Manor House. The beech which is a poor specimen, is supressed by the cedar T2 of the Order. Both the beech and Norway maple are within the grounds of the Manor House. All the trees are within Moulton Conservation Area (C/A) Please see the plan attached to the Application/ Notification for the position of the trees.

'C/A Yew in corner of neighbours.
Selective reduction of branch growing to the north west over the Manor House garden by up to 2.5M to existing growth points to prevent conflict with pine tree.

TPO Horse chestnut - Church yard.
Selective removal of branches growing into yew T3 of TPO, to main branch' or 'existing growth point

as appropriate. Optimal reduction of apex of main branches by up to 4 metres to existing growth points. Recommend remove ivy.

C/A Beech. Poor specimen.
Remove - Replace with Acer palmatum.

C/A Norway maple/ wall.'
Selective reduction/removal as appropriate to help preserve wall. (Left open following discussion on site, also with the Applicant by telephone on 28th February 2020.)

South Holland District Council hereby give notice that this application 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 read 'Conditions' as 'Recommendations' for those trees within the Conservation Area, but not the subject of a Tree Preservation Order.

Ideally any tree stumps should be removed to at least 300mm below ground level to help reduce the risk of the stumps harbouring decay fungi which could infect nearby trees. In this instance this may not be possible due to adjacent living roots or obstructions.

When the horse chestnut is pruned, please pay particular attention to avoid structurally unbalancing the tree when removing over-hanging branches.

Major pruning works to yews should be carried out in May, although minor trimming works may be carried out in August or September. Avoid periods of frost. It may not be possible to prune at the ideal time of the year due to nesting birds being present.

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.

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

Please note that in this instance there is not a requirement to plant a replacement tree.

It is recommended that the beech is replaced with an Acer palmatum, (As suggested in the Notification.) ideally 1.0 metres in height on planting as near as reasonably practicable to the position of the original tree, within a period of twelve months. Such trees apparently thrive in light shade and acidic soil conditions which are likely to occur in close proximity to the cedar. Please take care not to damage the roots of the cedar when re-planting.

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
Planning and Building Control Manager
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:

www.planningportal.gov.uk/planning/appeals/otherappealcasework/treepreservation

Alternatively a form can be obtained by writing to The Environment Team, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN or telephone on 0117 3728192

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:

environment.appeals@pins.gsi.gov.uk