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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: H13-0867-26 **Date of Decision:** 23rd October 2026

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 to remove a large cedar of Lebanon, in the garden of the Manor House,1 Bell Lane.

The tree is identified as T2 of Moulton Tree Preservation Order No 7 1986.

In the words of the Applicant:
The Trees and Nature 'Conservation Officer visited our garden and recommended that the tree should be felled as it is unsafe. Several (large) branches have fallen off and some branches are held up by cables. The tree is now un-balanced. It is very near the house and becoming a danger. Possibly affected by honey fungus and dry weather. We are now anxious to have it felled before the winter. The tree a Lebanese cedar tree (T2). If the tree is completely felled, possibly replaced by a Ginkgo biloba 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'.

3 The resulting stump of the tree should be ground out/ removed to at least 300mm below ground level, unless otherwise agreed with the District Council, to help reduce the risk of the stump harbouring decay fungi which could infect nearby trees. (Please take care not to damage the roots of any adjacent trees in the process.) The alternative possibility of retaining a section of the trunk and carving it was suggested.

Notes:

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

It may be advisable to obtain the opinion of a qualified arboriculturist regarding the potential effect that the removal of the tree could have on nearby built structures.

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 Ginkgo biloba (Maiden hair tree) of at least 1.0 metre high on planting, as near as reasonably practicable, (bearing in mind the proximity of the house and wall) to the position of the original tree; within a period of twelve months. Regularly water the young tree in dry periods for at least the first two years, to help it's roots become re-established.

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.

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

DC_FINAL_DECISION - ODB:14

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

Alternatively you can telephone 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