Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

Mrs C Tointon
The Old Chapel
Millgate
Whaplode
Spalding
PE12 6RR

TOWN AND COUNTRY PLANNING ACT 1990
WORKS TO A PRESERVED TREE

Reference: H23-0059-26 **Date of Decision:** 20th March 2026

Applicant: Mrs C Tointon
The Old Chapel
Millgate
Whaplode
Spalding
PE12 6RR

Location: The Old Chapel Millgate Whaplode Spalding

Description: Works to Whaplode Tree Preservation Order No. 8 2017

Detailed Description:

Application to carry out works to trees in the grounds of The Old Chapel, Millgate. Please see the Site Location Plan and Updated Location Plan on the Application file for the location of the trees to be pruned.

The trees are within Area One of Whaplode Tree Preservation Order No. 8 2017.

Please refer to the annotated photographs on the file for an indication of the MAXIMUM extent of works.

Original works applied for include works to three trees, three further trees were added to the list following a visit and discussion with the Trees and Nature Conservation Officer on 12th February 2026.

The Description of works includes that originally written by the Applicant followed by a more detailed description after the 12th February 2026.

'Plan included of tree locations.
Three tree's we would like to lower to height* of the lamp post by crown pruning.

DC_FINAL_DECISION - ODB:14

We would like to maintain a manageable height of trees for safety along busy road and make trees more aesthetically pleasing.'

* Please see annotated photographs to indicate maximum height reduction approved for sycamore and cherry (Prunus) under this Permission.

Original photograph of mountain ash on file with street light.

Mountain ash
Prune the minimum to give clearance to street light. Pruning side branches on north side of tree to upright main stem on north side. Reduce height to existing growth points to no lower than street light.

Photograph 1 IMG 2765

Sycamore
Maximum pruning of young sycamore indicated by blue lines, to limit growth if carried out on a regular basis.

Photograph 2 IMG 2775

Cherry, (Prunus)
Extent of proposed reduction of cherry (Prunus) shown by blue lines. (With damaged trunk due to previous pruning, monitor condition of trunk; may need additional pruning.)

Photograph 3 IMG 2779 ADDITIONAL WORKS TO ORIGINAL APPLICATION

Willow
Reduction of willow to reduce chance of splitting; maximum reduction indicated by blue lines. (Third off crown, bring into fence line.)

Photograph 4 IMG 2780 ADDITIONAL WORKS TO ORIGINAL APPLICATION

Willow
Reduction of willow to reduce chance of splitting; maximum reduction indicated by blue lines. (Third off crown, bring into fence line.)

Photograph 5 IMG 2794 ADDITIONAL WORKS TO ORIGINAL APPLICATION

Ash-leaved maple, (Box elder)
Removal of individual branches to give some clearance to agricultural field and reduce weight as leans towards adjacent field.

Photograph 6 IMG 2795 ADDITIONAL WORKS TO ORIGINAL APPLICATION

Ash-leaved maple, (Box elder)
Removal of individual branch to give some clearance to agricultural field and reduce weight as leans towards adjacent field.
All pruning to be taken back to existing growth points.

DC_FINAL_DECISION - ODB:14

(The two photographs of the ash-leaved maple show three branches to be removed in total).
(With damaged trunk due to previous pruning, monitor condition of trunk).

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.

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

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.

It is appreciated that you do not want the sycamore to develop into a huge specimen as you have constructed your house so near to it, but if you prune it whilst it is so young and vigorous, it is likely to respond with extremely dense and fast growing compensatory growth. Unless it is very carefully pruned you will end up with a tree with multiple stems where you had just the one branch before, these will only be weakly attached compared to those forming part of the original natural growth structure; often the leaves on such regrowth are larger than normal, overall producing a dense heavy crown, that needs regular reduction to help ensure its safety.

Please note that the photograph indicates the maximum reduction works to be undertaken to the sycamore at this stage, (unless backed up by a written report by a qualified arboricultural surveyor). Each cut to be taken back to an existing growth point; this tends to channel the trees energies into the retained growth point; rather than sending up multiple shoots around the edge of the pruning wound which are usually only weakly attached and need regular re-pruning (as already mentioned). The sycamore is likely to have a tendency to produce copious new shoots in any case.

The option for limited pruning is there but it may be as well to leave the tree until it is more mature.

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.

In this case cyclical re-pruning will require a new Application to be submitted.

(Please note, trees may be pruned to give minimum Highway clearance 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. Minimum clearance over carriageway is 17 feet (5.2 metres), 1.8 feet (500mm.) to be kept clear from the road side edge towards boundary. It is always helpful should you let us know if you are intending to carry out this exemption.)



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 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