



## Planning Report for 2023/0385TPO



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**Report to Planning Committee**

<b>Application Number:</b>	<b>2023/0385TPO</b>
<b>Location:</b>	<b>All Hallows Church Arnold Lane Gedling</b>
<b>Proposal:</b>	<b>14 Lime trees within G1 &amp; G2 – Re-pollard back to old points. Remove epicormics growth up to grown break.</b>
<b>Applicant:</b>	<b>Gedling Borough Council</b>
<b>Agent:</b>	
<b>Case Officer:</b>	<b>Joe Davies</b>

**This application is referred to Planning Committee as the applicant is Gedling Borough Council.**

**1. Site Description**

- 1.1 The trees are located within the grounds of a Grade 1 listed church dating back to the 13<sup>th</sup> century.
- 1.2 There is a group of 14 Lime trees on the north and western boundary of the site.
- 1.3 The trees are under the protection of a group Preservation Order no. 0015 dating back to 31<sup>st</sup> October 1975 and titled “Rectory Drive, The Rectory and The Church, Gedling”.

**2. Relevant Planning History**

- 2.1 On the 12<sup>th</sup> January 2016 permission was granted to pollard 10 Lime trees. App Ref: 2015/1322TPO.
- 2.2 On the 2<sup>nd</sup> November 2015 permission was granted to re-pollard 5 Lime trees to old cuts. App Ref: 2015/0752TPO.
- 2.3 On the 17<sup>th</sup> November 2010 permission was granted to re-pollard 7 Lime trees and remove epicormics growth to a height of 4 metres, including the cutting back of branches to give 2m clearance of the building (north end). App Ref: 2010/0875TPO.
- 2.4 On the 17<sup>th</sup> April 1996 permission was granted for the crown cleaning, crown lifting and targeted pruning of 15 Lime trees. App Ref: 96/0346.

- 2.5 On the 14<sup>th</sup> February 1996 an application for the crown lifting of 15 Lime trees and the removal of laterals where necessary was withdrawn. App Ref: 96/0123.
- 2.6 On the 24<sup>th</sup> July 1989 permission was granted for the lopping of 16 trees. App Ref: 89/0679.
- 2.7 On the 24<sup>th</sup> April 1981 permission was granted to trim and lop branches. App Ref: 81/0632.
- 2.8 On the 23<sup>rd</sup> August 1978 permission was granted to trim back trees. App Ref: 78/1458.

### **3. Proposed Development**

- 3.1 This application seeks permission to re-pollard 14 Lime trees back to old points and remove epicormic growth to grown break.

### **4. Consultations**

- 4.1 Gedling Borough Council Forestry Officer – Stated that he had attended the site and was satisfied that the works described were satisfactory in terms of keeping and managing the mature Lime trees without affecting the visual amenity of the tree offer at the site. Recommended that planning permission was granted subject to a condition ensuring that all works must be carried out in accordance with BS3998:2010 and as specified within the application.
- 4.2 *Neighbouring residents* were notified and a site notice was displayed near to the application site – No representations were received.

### **5. Planning Considerations**

- 5.1 The main planning consideration for this application is to consider whether the proposed works to the trees are appropriate in terms of maintaining their visual amenity and health.
- 5.2 In line with the Forestry Officers comments it is considered that proposed works to the trees in groups G1 and G2 are appropriate to maintain the trees and would not have an adverse impact on the visual amenity of the surrounding area or longevity of the trees in question.
- 5.3 As such it is recommended that conditional consent be granted for the works outlined in para. 3.1 of this report.

### **6. Recommendation: Grant consent subject to the following conditions:-**

#### **Conditions**

- 1 The works must be carried out in within 2 years beginning of the date of this permission.

- 2 The works hereby permitted shall be carried out in accordance with the application form and details submitted to the Local Planning Authority on 5<sup>th</sup> May 2023.
- 3 All works are carried out in accordance with BS 3998 2010 and by good arboricultural practice.

### **Reasons**

- 1 In order to comply with Section 17 2(d) of Part 4 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- 2 For the avoidance of doubt and to define the terms of this permission.
- 3 In the interests of safety and good tree husbandry.

### **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

When considering carrying out any work to trees it is important to consider the provisions made in the Wildlife and Countryside Act 1981, Conservation (natural habitats) Regulations 1994 and the Countryside Rights of Way Act 2000, which mean it is an offence to intentionally or recklessly kill, injure or take a bat, Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat, Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection, damage, destroy or block access to the resting place of any bat, Intentionally or recklessly kill, injure or take a wild bird, Intentionally or recklessly take, damage or destroy the nest of any wild bird when it is in use or being built, Intentionally or recklessly take, damage or destroy the egg of any wild bird. These points outline the main parts of the above legislation. If you are unsure about these issues, it would be advisable to contact an ecological consultant before undertaking any tree work operations.