South Tyneside Council

Reference:	250360
Location:	1 Dell View West Boldon NE36 0AA
Ward:	Boldon Colliery
Description:	Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO 355). T17 and T19 - 2 x ash - remove due to stage 3 ash dieback; T18 - 1 x ash - remove due to stage 2 verging stage 3 ash dieback and increased wind loading caused by loss of T17 and T19 adjacent. Note: These trees are misidentified as sycamore in TPO 355.
Recommendation:	Grant Permission with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Summary of Consultation Responses

Tree Team

While the three ash are quite prominent from North Road, they are rather poor specimens, and the onset of ash die back diminished their amenity value. I would recommend granting the application with condition to secure replacement planting. A large growing, better quality tree would mitigate the loss and improve the setting in the long term.

Following discussions with the agent/applicant regarding replacement it was requested whether planting a silver birch would be a sufficient replacement. The tree team provided the following comments:

A 'standard size' silver birch would be acceptable.

Relevant planning policy

The following policies are relevant to this application:

- LDF Policy DM1
- NPPF Part 15
- NPPG – National Planning Practice Guidance (2021, as updated)

Assessment

Trees and landscaped features make a significant contribution to the character and appearance of the urban area and to nature conservation. Trees in parks and public open spaces, in private gardens and grounds and on streets and highways are all significant in this respect. Many of the important groups of trees are protected by tree preservation orders (TPOs).

LDF Policy DM1 seeks to protect existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary.

The Tree Team have confirmed that the ash trees subject to this application are prominent from North Road but are poor specimens whose visual amenity is diminished by the ash die back. The tree officer has raised no objections to the removal of the three trees subject to this application.

The removal of the ash trees would leave a noticeable gap in the tree line and would have an adverse impact on the visual amenity of the street scene. The Tree team requested that a condition be attached to this planning permission to ensure that a suitably large growing tree is planted as a replacement within the application site. The applicant/agent has confirmed that the tree would be a silver birch to replace the ash trees.

Having regard for the Tree Teams comments, in this case, subject to conditions, there are no objections to the proposals and the works are deemed acceptable in the interests of good arboricultural practice. As a result, the scheme would accord with objectives outlined in relevant planning policies and guidance.

Recommendation

Grant Permission with Conditions

Conditions

1 The tree works to which this consent relates must be completed in full, not later than 2 years from the date of this consent and may not be carried out more than once, unless authorized by a further grant of consent.

Reason: In order that the works remain appropriate and suited to the present form and condition of the tree(s) concerned.

2 The tree works are to be compliant with British Standard: 3998 [2010] (tree work - recommendations).

Reason: In order to maintain the health and visual amenity of the trees affected.

3 A Silver Birch tree shall be planted as a replacement of the existing Ash trees within the garden of the application site, within the first available planting season following the felling of the Ash trees (T17, T18 and T19) hereby approved.

In the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

List of plans/documentation etc. for standard note on decision

Plans/Documentation
Photograph received 04/06/2025
TPO 355 received 04/06/2025

Case officer: Samantha Gallagher
Signed: S Gallagher
Date: 16/07/2025

Authorised Signatory: Helen Lynch
Date: 16/07/2025