South Tyneside Council

Reference:	250433
Location:	1 Three Rivers Court West Boldon NE36 0QJ
Ward:	Boldon Colliery
Description:	Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO 242): T1 - Acer saccharinum - Crown lift to 4m to facilitate vehicular access and formative crown reduction by 1.5m on the western edge, 2.5m on the top and by 2.5m on the eastern edge T2 - Acer saccharinum - Crown lift to 4m to facilitate vehicular access and formative crown reduction by 1.5m on the western edge, 2.5m on the top and by 2.5m on the eastern edge (this is to exclude the long limb which will be reduced by 4m to create an optimal form) T3 - Acer saccharinum - Crown lift to 4m to facilitate vehicular access and formative crown reduction by 1.5m on the western edge, 2.5m on the top and by 2.5m on the eastern edge T4 - Acer saccharinum - Crown lift to 4m to facilitate vehicular access and formative crown reduction by 1.5m on the western edge, 2.5m on the top and by 2.5m on the eastern edge T5 - Acer saccharinum - Crown lift to 4m to facilitate vehicular access and formative crown reduction by 1.5m on the western edge, 2.5m on the top and by 2.5m on the eastern edge by 2.5m on the eastern edge (this is to exclude the long limb which will be reduced by 4m to create an optimal form) T7 Betula pendula - Sympathetic formative crown reduction by 1.5m and sever ivy
Recommendation:	Grant Permission with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

Tree Team

T1–T5 (Acer saccharinum)
The proposed crown lifting and formative reductions to trees T1–T5 are acceptable and looks to represent a uniform management approach to this cohesive group.

T6 (Fraxinus excelsior – Ash)
The Ash tree referenced as T6 is no longer present. It was located on Council-owned land and was removed in 2024 due to confirmed Ash Dieback Disease. The tree was not subject to a TPO, and its removal was carried out under the Council's tree risk management procedures. I would recommend updating the application to reflect this.

T7 (Betula pendula – Silver Birch)
While reduction of Birch trees is generally discouraged due to the species' non-durable heartwood, in this case the tree is situated in a restricted location. A sympathetic formative crown reduction of 1.5m is considered appropriate to manage its size. Severing the ivy at the base is also supported to reduce competition and allow for inspection of the stem and root collar.

Additional Notes
All proposed works should be carried out in accordance with: BS 3998:2010 Tree Work: Recommendations

Relevant planning policy

The following policies are relevant to this application:
- LDF Policy DM1
- NPPF Part 15

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 application site is within the grounds of Three Rivers Court, located within West Boldon. The application site is set outside of a conservation area, and the works proposed are set out in the description of the proposal. The trees subject to the application are protected by TPO 242.

Following an initial assessment of the proposal, including consultation with the Council's Tree Team, the description has been amended to reflect the comments provided by the Tree Team as set out above, including the removal of T6 from the description as it has is not a TPO tree and it has already been removed.

It is therefore considered that the main issues in this instance relate to whether there is sufficient justification for the proposed works to the protected trees. Having regard for the Tree Team's 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 work to which this consent relates must be completed in full, no later than 2 years from the date of this consent and may not be carried out more than once, unless authorised by a further grant of consent.

In order that the works remain appropriate and suited to the present form and condition of the trees concerned, in line with LDF Policy DM1 and the NPPF.

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

In order to maintain the health and visual amenity of the trees affected, in accordance LDF Policy DM1 and the NPPF.

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

Plans/Documentation
Tree Location Plan received 30.07.2025
Tree Survey received 30.07.2025
Application form received 30.07.2025

Case officer: Casey Scott

Signed: C.Scott

Date: 16.09.2025

Authorised Signatory: Helen Lynch

Date: 16/09/2025