



South Tyneside Council

Reference:	250647
Location:	Sandfield Downhill Lane West Boldon NE36 0AX
Ward:	Boldon Colliery
Description:	Application for Tree Works: Works to Trees Subject to a Tree Preservation Orders (TPO) - TPO8, TPO149 and TPO296: T30 through to and including T39; sycamores; crown lift to 4m, where stem cut diameter would be greater than 10cm reduce these limbs by 2m. T1; Beech; crown reduction of 1.5m; to reduce shading. T36; Elm; remove deadwood; selective reduction of upper crown branches to reduce loading; to be dictated during an aerial MEWP inspection. This is a special tree so we need a bit of flexibility in what is granted. Happy to take advice on wording that would be accepted. T39; horse-chestnut; prune clear of house roof by 3m; crown lift branch tips to 6m. T38; beech; prune clear of house roof by 3m; crown lift branch tips to 6m. T13; sycamore; prune clear of house roof by 3m; crown lift branch tips to 6m.
Recommendation:	Grant Permission with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

Tree Team

Having reviewed the application, the pruning works proposed appear to be reasonable in arboricultural terms, and I am confident that the trees at Sandfield are under good management.

I recommend granting permission with conditions to ensure the pruning work meets the relevant standards.

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.

As set out in the description for the proposal, this application seeks works to a variety of trees across the curtilage of Sandfield, located on Downhill Lane. The application site has numerous TPOs across the site, and the works proposed to the affected trees are protected by the following TPOs: TPO8, TPO149 and TPO296.

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

Application form – received 27.10.2025
Tree location plan – received 27.10.2025

Case officer: Casey Scott

Signed: Casey Scott

Date: 16/12/2025

Authorised Signatory: Helen Lynch

Date: 17/12/2025