



South Tyneside Council

Reference:	250663
Location:	Sycamore House 3 Cleadon Towers South Shields NE34 8EN
Ward:	Cleadon Park
Description:	Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO 37). Removal and replacement of a Sycamore Tree in the front garden.
Recommendation:	Grant Permission with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Summary of Consultation Responses

Tree Team

I have visited the site to meet the owners and I was able to take a view on the sycamore. Unfortunately, there are some notable defects, a large cavity at the base and progressive decay throughout the stem are concerning. These defects are irremediable and are likely to shorten the tree's usefulness to the extent that removal and replacement appear to be a reasonable option.

I would be happy to support this application with the standard replacement planting conditions.

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).

The Tree Team have confirmed that sufficient evidence has been provided to justify the removal of the Sycamore tree. The Tree Team have requested that a condition be attached to

this permission to ensure that a Sycamore tree is planted as a replacement within the front garden of the application site.

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 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 The replacement tree planting shall consist of 1 x Sycamore at standard size or above planted within a suitable location within the front garden of the application site. Planting shall be carried out as soon as practicable and in any event within the next available planting season (November - March) of the date of the felling operation.

In the interests of the visual amenity of the Tree Preservation Order site and the surrounding area, in accordance with the National Planning Policy Framework.

List of plans etc. for standard note on decision

Plan Reference

- Tree Location Plan - Received 27/10/2025
- Location Plan - Received 27/10/2025

Case officer: Emma Thomas

Signed: *E. Thomas*

Date: 04/12/2025

Authorised Signatory: Seán Gallagher

Date: 09/12/2025