South Tyneside Council

Reference:	250668
Location:	1 Moor Court Whitburn SR6 7JU
Ward:	Whitburn and Marsden
Description:	Discharge of Condition 3 (Replanting) relating to previously approved Planning Application 250445
Recommendation:	Approve detail of condition
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Assessment

Planning permission ref: 250445 was granted on 30.09.2025, subject to planning conditions. The description of the works were as follows:

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO3). 1T - elm - Prune to remove failed section of crown from secondary crown and reduce height of crown by 5m and reduce south face of crown laterally by 5m to reduce risk. 7T & 8T 2 x sycamore - Prune at front to remove deadwood to reduce risk. 7T and 8T added because of the extent of deadwood being removed; the tree officer may have comment on this but should also be made aware of the extent of crown loss. 2T - laburnum fell to reduce risk.

Condition 3 sets out that:

Before any felling takes place, details of replacement tree planting, including numbers, location, size and species, shall be submitted to and approved in writing by the Local Planning Authority.

The replacement tree planting shall be carried out in accordance with the approved details as soon as practicable and in any event within six months of the date of the felling operation. The Local Planning Authority shall be notified in writing of the date of replanting no later than seven days after the replanting has taken place.

The replacement tree(s) shall be planted and maintained in accordance with the current versions of British Standard 8545:2014 for a period of no less than five years commencing on the date of replanting and during this period any tree(s) which dies or become seriously diseased shall be replaced in the first available planting season with a tree(s) of the same size and species.

In the interests of visual amenity, in accordance LDF Policy DM1 and the NPPF.

This application seeks to approve the required details required by condition 3.

To accompany this application, the applicant has submitted:

Plan to identify the location proposed for the tree – received 28.10.2025
Application form – 28.10.2025
Email from agent confirm tree species and size – received 26.11.2025.

The Tree Team has been consulted on this application and considers that the submitted details are acceptable.

Policy DM1 requires that, when determining planning applications, that:
'the development protects existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary;'
Whist it wasn't possible to retain the original tree as part of the original planning application due to the condition of the tree, this application demonstrates that it meets the requirement of policy through acceptable tree replanting of a suitable size and species of tree.

Therefore, it is considered that the information required by condition 3 is acceptable, having regard to the Tree Team's consultation responses in regard to the information submitted, and that the proposal would accord with LDF Policy DM1.

The wording of the condition requires that the replacement tree replanting should be completed: '*as practicable and in any event within six months of the date of the felling operation. The Local Planning Authority shall be notified in writing of the date of replanting no later than seven days after the replanting has taken place.'* The applicant is reminded of this requirement of this part of the condition, and an informative has been added with respect of this.

Recommendations

Approve details of Condition

List of plans etc. for standard note on decision

Plan Reference
Plan to identify the location proposed for the tree – received 28.10.2025
Application form – 28.10.2025
Email from agent confirm tree species and size – received 26.11.2025.

Informatives

01. The applicant is reminded of the requirements of the original planning condition for the following:

    The replacement tree planting shall be carried out in accordance with the approved details as soon as practicable and in any event within six months of the date of the felling operation. The Local Planning Authority shall be notified in writing of the date of replanting no later than seven days after the replanting has taken place.

Case officer: Casey Scott

Signed: C.Scott

Date: 27.11.2025

Authorised Signatory: Helen Lynch

Date: 28/11/2025