South Tyneside Council

Reference:	260272
Location:	Land east of Glebe Farm Court West Boldon
Ward:	Boldon Colliery
Description:	Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO 23); Removal of two trees within Group G3 - annotated as Tree T010 (Sycamore) and Tree T014 (Beech)
Recommendation:	Grant Permission with Conditions
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Summary of Consultation Responses

Tree Team

I've reviewed the submitted arboricultural report and carried out a site visit. Overall, I agree with the findings and recommendations. Both trees (T10 Sycamore and T14 Beech) have good amenity and habitat value as part of the group, but their structural condition is poor with significant defects.

Having verified the evidence on site, I am satisfied the application provides sufficient justification and that the proposed felling is reasonable in arboricultural terms. The proposed replacement planting (2 x English Oak) is appropriate and should be secured by condition, including planting specification, location and aftercare.

Given the cavities in the Beech, it may be possible to retain the stem safely at reduced height (monolith) for habitat. It might be worth suggesting this to the Agent, but it is optional, and if done we would consider the tree removed for TPO purposes.

Public responses

Neighbouring properties notified and site notices posted. Two letters of comment received summarised as follows:

- I would request that if the trees have to be removed because they are dead or a danger that they are replaced by new trees/saplings in their place or nearby.
- I have no objection to the dead trees being removed, however am strongly in favour that the applicants should replace them with new specimens. This will ensure the entry to the village remains tree lined.

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.

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. The site hosts a number of trees protected by the TPO which provide significant amenity value to the immediate vicinity, and where these extend a considerable distance within the western part of West Boldon at the village boundary. The full removal of T010 (Sycamore) and T014 (Beech) within Group G3 is acceptable due to their structural condition being poor with significant defects. However, to preserve the visual amenity of the area, this removal is subject to a condition to undertake replacement planting, as detailed below.

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 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 authorised by a further grant of consent.

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

2 The tree works hereby approved shall not be carried out other than in accordance with British Standard 3998 (Tree works).

To ensure the health and amenity value of the tree is not affected by the approved works in accordance with Policy DM1.

3 The replacement tree planting shall consist of 2no. English Oak, at standard size or above planted within a suitable location within 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. 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 4428 and 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 the visual amenity of the Tree Preservation Order site and the surrounding area, in accordance with the National Planning Policy Framework.

Case officer: Nick Graham
Signed: N. Graham
Date: 08/06/2026

Authorised Signatory: *G. Simmonette*
Date: 09/06/2026