



South Tyneside Council

Reference:	260349
Location:	30 Underhill Road, Cleadon, SR6 7RS
Ward:	Cleadon Village and East Boldon
Description:	Notification of Proposed Works to Trees in a Conservation Area: G1 - 3 metre crown lift to remove the branches overhanging the driveway, T1 & T2 - both trees to be felled, T3 Hornbeam - 3 metre crown uplift to remove branches overhanging EV charging point.
Recommendation:	Split Decision TCA
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Summary of Consultation Responses

Tree Team

I have no objection to the Section 211 Notice being allowed in respect of T1 and T2. The applicant advises that both beech trees are in poor condition, showing crown dieback, deadwood and low vigour. I agree that these trees appear to be in decline and have limited remaining public amenity value. As such, I do not consider either tree would merit protection with a TPO.

However, the site has recently undergone extensive construction works, including the installation of a new driveway in close proximity to the trees. The submitted photographs appear to show building materials being stored beneath the trees, raising concerns that the health of the beech trees may have been adversely affected by construction activity.

In respect of the remaining trees, I consider these to be in reasonable health and condition and to retain sufficient public amenity value to warrant protection. The proposed crown lifting works do not appear to be necessary, and the trees shown as G1 and T3 appear to have adequate clearance from the new driveway and the public highway.

In summary, I would not recommend making a TPO to prevent the felling of T1 and T2. However, I recommend that a Tree Preservation Order is made to protect the remaining trees at the site in the interests of preserving their amenity contribution into the future.

Assessment

After receiving the comments from the Council's Tree Team and considering national guidance, the local authority believes that the proposed works to T3 (hornbeam) and the group of trees (G1) would justify its protection with a TPO. The proposed works are considered to be excessive and appear contrary to good arboricultural practise. The Tree Officer considers that the remaining trees are in reasonable health and condition and should be retained as they provide sufficient public amenity value within the Conservation Area and would warrant protection. Furthermore, the proposed crown lifting works do not appear to be necessary, and the trees shown as G1 and T3 appear to have adequate clearance from the new driveway and the public highway.

Therefore, it is considered that the section 211 notice fails to provide a sufficiently robust reason to justify the proposed works to the hornbeam tree (T3) and the group of trees (G1), which would have a significant detrimental impact on the trees and its contribution to the character and appearance of the Conservation Area and the visual amenities of the locality. The works to it would not therefore be acceptable and would not be in accordance with LDF Policies DM1 and DM6, and Local Plan Policy 36.

Notwithstanding the above, there is no objection to the works to the beech trees (T1 and T2), and a split decision will be issued on this basis. A provisional TPO will be placed on the remaining trees along the front boundary of this property.

Recommendation

Split Decision - Serve Provisional TPO on G1 and T3 Hornbeam Tree / Raise No Objection on T1 /T2

Case officer: Emma Thomas

Signed: *E.Thomas*

Date: 17/07/2026

Authorised Signatory:

Date: