



South Tyneside Council

Reference:	260527
Location:	6 West Meadows Road Cleadon SR6 7TX
Ward:	Cleadon Village and East Boldon
Description:	Notification of Proposed Works to Trees in a Conservation Area: Remove T1 Maple, TG1 Mixed group and T2 Willow to stop influence of trees on the soil below building foundation level at No.12 West Meadows Road.
Recommendation:	Raise No Objection
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176 or 07345 020217

Summary of Representations

1no. representation has been received in objection to the proposal. The issues raised are summarised as follows:

- No consent/agreement from the owner appears to be provided with the application
- Report assessing the ecological aspects appears not to have been undertaken
- Trees contribute to the prevention of local surface water flooding
- Design may look to an engineering solution to resolve the issue permanently
- Final engineering reports, investigation information and conclusions have not been submitted
- Independent Arboricultural Impact Assessment is required
- Quality of trees, the amenity, the habitat role has not been considered
- Expediency and cost prioritised over conserving the natural environment and related contributions
- Foundations of the property at no.6 West Meadows Road are closest to the T2 Weeping Willow tree
- Role of drains does not appear to be explored or excluded

Officer Response to Representation

As the Tree Officer's consultation response highlights below, further evidence and information are not required unless the trees are protected by a TPO, which these trees are not. For the Council to assess notifications of proposed works to trees in conservation areas, the Council only requires the submission of the application form, which includes the reasons for the application, and a site plan. Moreover, when no objections are raised by the Council, the applicant must still gain consent from the landowner to undertake the works.

Summary of Consultation Responses

Tree Team

The section 211 notice is supported by a level monitoring report, initial assessment report and arboricultural report. I have also considered the objection received. The evidence is preliminary and, while it identifies a possibility requiring further investigation, it would not currently support an application to remove protected trees on subsidence grounds. I am therefore unable to confirm causation or that the proposed works are adequately justified.

There is no requirement for a section 211 notice to provide this level of evidence. Although the objection identifies gaps in the information, further evidence cannot be required unless the trees are protected by a TPO. The decision at this stage is whether a TPO is justified on amenity grounds.

Following a site visit, I found that the trees have limited visibility from public places. While some are pleasant features within the private gardens, they do not make a sufficient contribution to wider public amenity to justify a TPO.

I applied a TEMPO assessment to T2, the willow within the front garden of 6 West Meadows Road, as this is amongst the more mature trees implicated in the notice. Although the tree falls within the "TPO defensible" category, TEMPO is an indicative assessment and, in this case, limited public visibility reduces its wider amenity value.

On balance, although the reason for the proposed works is not adequately evidenced, my advice is that it would not be expedient, in the interests of amenity, to make a TPO in response to the notice.

Assessment

After receiving the comments from the Council's Tree Officer and considering national guidance, the local authority does not believe the proposed works to the trees would justify their protection with a TPO. The proposed works would not have a significant detrimental impact on the character and appearance of the Cleadon Village Conservation Area, as the trees are not largely visible from West Meadows Road to the east, or Woodlands Road to the south, which lies outside of the Conservation Area.

Issues raised in representations regarding the ecological value of the trees, and drainage are noted. However, it is considered that there would be no significant harm in relation to these issues. Issues relating to the ownership are noted but are not relevant to the assessment of this application. The applicant would require consent from the landowner to undertake the proposed work.

The works would be acceptable, in accordance with Local Plan Policy 36, and LDF Policies DM1 and DM6.

Recommendation

Raise No Objection.

Case officer: Evie Werndly

Signed: E.Werndly

Date: 04.09.2026

Authorised Signatory: Seán Gallagher

Date: 08/09/2026