South Tyneside Council

NOTICE OF SPLIT DECISION ON APPLICATION TO CARRY OUT WORKS TO PROTECTED TREES

Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012

Contact Name and Address:
The Tree Fella
16 Prince of Wales Close
South Shields
NE34 6QT

Application No: 260532
TPO No: TPO219
Date of Issue: 23/09/2026

Proposal: Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO219) T1 - Sycamore - Prune for crown lift to 8m; to reduce shading T2 - Sycamore - Prune for crown lift to 8m; to reduce shading T3 - Sycamore - Prune to crown lift tertiary growth to 6m; to reduce shading.

Location: HALL COURT, 14 Front Street, Whitburn, SR6 7JE

Application dated: 29/07/2026

In pursuance of their powers under the above mentioned Act and Regulations made under it, South Tyneside Council as Local Planning Authority hereby **SPLIT** consent for the following works:

SUBJECT TO THE FOLLOWING CONDITION(S):

1 The following works are hereby **APPROVED**

T3 Sycamore- Prune to crown lift tertiary growth to 6m.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy SP21 of the Local Plan and Policy N2 of the National Planning Policy Framework.

2 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.

3 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.

REASONS FOR REFUSAL

1. The following works are hereby **REFUSED**:

   Crown lift to 8m to T1 (Sycamore)
   Crown Lift to 8m to T2 (Sycamore)

   It is considered that insufficient evidence has been submitted in relation to trees T1 and T2 to demonstrate that the proposed works are necessary at this time in accordance with good arboricultural practice. The works are considered unjustified and excessive and would have a detrimental impact upon the visual amenity and character of the area contrary to the aims of the Tree Preservation Order and are in conflict with Policy SP21 of the Local Plan and Policy N2 of the National Planning Policy Framework.

List of plans

Site Plan – Received 29/07/2026

A Inch

Andrew Inch
Senior Manager – Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

APPEALS TO THE SECRETARY OF STATE

An appeal can be made against that part of this decision to refuse works or any of the conditions attached to that part of this decision granting consent. All appeals should be made to the Secretary of State for the Environment by submitting a completed TPO consents appeal form which can be obtained from the Planning Inspectorate. This can be found online at: https://www.gov.uk/government/publications/tree-preservation-order-appeal-form.

You may also obtain a TPO consents appeal form by telephoning (0303 444 5584) or writing to the Planning Inspectorate:

C/O Quadient
69 Buckingham Avenue
Slough
SL1 4PN
Email: Treeandhedgeappeals@planninginspectorate.gov.uk

Electronic communication is preferred however whether your appeal is made electronically or by paper does not affect the outcome of the decision. The completed appeal form and any supporting documents must be received by PINs within 28 days of the date of the Council's decision.

An appeal against a Council's decision may be brought against any of the following:

- The Council's refusal of consent;
- Any condition attached to the Council's consent;
- The Council's refusal/failure to notify the applicant of their decision within 8 weeks from the date they received the application, (in these circumstances the application is deemed to have been refused);
- The Council's failure to agree a matter that required their agreement under the terms of a condition of consent.

FURTHER NOTES

1 This consent is issued under the Town and Country Planning Act 1990 and regulations made thereunder; it does not constitute a permission, approval, or consent for any other purpose. Applications should be made for any other permission, approval or consent required from South Tyneside Council (including Building Regulations approval, or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed tree works, or anything incidental thereto.

2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting an electricity line, works within the adopted highway, works affecting a public right of way, property covenants, consent or works affecting protected habitats or species.

3 Although the Council can grant consent for tree work on land which does not belong to you, this does not give you the automatic right to enter that land and carry out that work. You must first of all seek permission from the landowner before commencement of any work.

4 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of this consent to carry out tree works, and could lead to prosecution.