



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0473

Proposal:	Remove Lime tree (T1) to ground level and reduce crowns of two Beech trees (T2 and T3) (TPO-351).
Location:	Wyndham Park, Hill Avenue, Grantham, Lincolnshire, NG31 9BB
Applicant:	South Kesteven District Council
Application Type:	TPO Tree Application
Reason for Referral to Committee:	SKDC is Applicant and Landowner
Key Issues:	Impact on the amenity of the area and the justification for the proposed works.

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

Reviewed by:

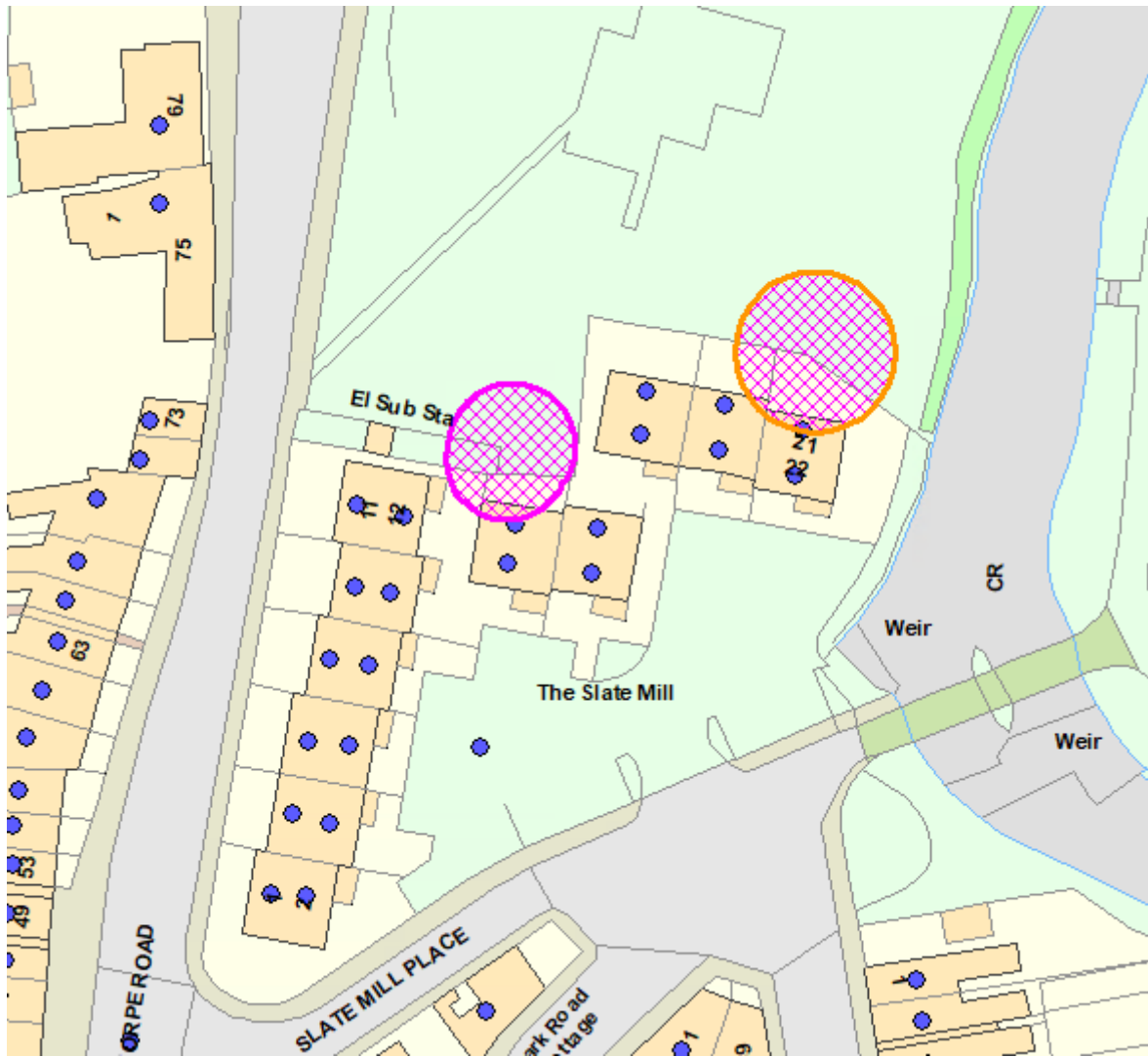
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to grant consent, subject to conditions

Wyndham Park, Hill Avenue, Grantham, Lincolnshire, NG31 9BB



Key



Application
Boundary



1 Description of Site

- 1.1 Wyndham Park was donated to the public in 1912 by Percy Chandos Farquhar de Paravicini “for the purpose of a public recreation ground”. It is a designated First World War memorial park and an important green space within the urban environment.

2 Description of Proposal

- 2.1 The application seeks consent to remove one Lime tree (T1) to ground level and to undertake crown reductions to two Beech trees (T2 and T3) protected by TPO-351.

3 Relevant Considerations

- 3.1 South Kesteven District Council, as Local Planning Authority, is required to assess the amenity value of the tree or trees subject to this application and the likely effect of the proposed works on the amenity of the area. In doing so, it must consider whether the proposed works are justified having regard to the reasons advanced in support of the application.
- 3.2 The Council must also consider whether loss or damage is likely to arise if consent is refused, or granted subject to conditions, and the extent to which the proposals would affect the amenity of the area. In determining an application of this nature, the Local Planning Authority is not required to assess the proposal against the development plan. The application must therefore be determined on its own merits, having regard to the statutory considerations relevant to works to protected trees.

4 Representations Received

- 4.1 Grantham Town Council has been consulted on the application and has made no objection.

5 Evaluation

- 5.1 Lime tree T1: Fruiting bodies of *Kretzschmaria deusta* have been observed at the base of the tree. This fungus is associated with soft rot and white rot of wood and is capable of causing brittle, ceramic-like failure close to ground level. Decay has been observed breaching reaction zones within the host tree, indicating that the fungus is acting pathogenically. Given the tree’s proximity to residential properties and its location within an area of public access, removal is considered necessary in order to reduce risk to an acceptable level. As mitigation, three replacement trees are to be planted nearby, as shown on the submitted planting plan.
- 5.2 Beech trees 05ZW (TPO ref. T2) and 05ZV (TPO ref. T3): Crown reductions are proposed, comprising a reduction in total height by 2m and lateral reductions of up to 3m on the specified aspects. Fruiting bodies of *Meripilus giganteus* have been observed at the base of both trees. This fungus can act parasitically on living trees and is generally associated with white rot, although it may also be linked to soft rot. It can decay structural roots and the butt, increasing the risk of windthrow (uprooting or whole-tree failure). The trees are close to residential properties and stand within an area of public access. At present, the two trees appear to be providing mutual support, and physiological dysfunction arising from root decline is not yet readily apparent. On that basis, removal is not considered justified at this stage. However, the trees are likely to require future management as their condition declines, potentially culminating in removal. The proposed pruning is therefore

considered necessary and proportionate in order to reduce sail area and lever arm forces, thereby reducing the likelihood of failure and the level of risk to an acceptable standard.

6 Crime and Disorder

6.1 The proposed works are not considered to give rise to any significant crime and disorder implications.

7 Human Rights Implications

7.1 The implications of Article 6 (right to a fair hearing) and Article 8 (right to respect for private and family life, home and correspondence) of the Human Rights Act 1998 have been taken into account in the preparation of this report. It is not considered that the recommendation would give rise to any unlawful interference with those rights.

8 Conclusion

8.1 Having regard to the evidence submitted in support of the application, the arboricultural condition of the trees, their contribution to public amenity, and the presence of nearby receptors, it is concluded that the proposed works are justified and proportionate. Subject to the imposition of the recommended conditions, the proposals would secure an appropriate balance between public safety, sound arboricultural management, and the retention of amenity within the wider landscape.

9 Recommendation

9.1 That the Assistant Director – Planning & Growth be authorised to grant consent, subject to the following conditions:

1. Time limit for implementation: The works hereby consented shall be begun not later than two years from the date of this decision, or before the authorised works have been completed, whichever first occurs.
2. Tree work standards: All works hereby authorised shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and European Arboricultural Standards: Tree Pruning (2024), or any subsequent document replacing those standards.

Reason: To ensure that the authorised works are undertaken in accordance with recognised arboricultural good practice, in the interests of the health, structural condition, and amenity value of the retained tree stock, and having regard to Tree Preservation Order TPO-351.

3. Replacement tree planting: Prior to the commencement of the works hereby permitted to Lime tree T1, full details of a replacement planting scheme for that tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree shall comprise one nursery-grown specimen selected from the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), or *Liquidambar styraciflua* (sweetgum). The approved replacement tree shall be container-grown to a minimum size of 40 litres, with a girth of 20/25cm measured 1m above ground level and a minimum height of 2m. It shall be planted as close as reasonably practicable to the original tree location during the first available planting season following removal (being between 1

September 2026 and 31 March 2028), together with a hydration sack and 75mm depth of organic bark mulch. The replacement tree shall be watered not less than 13 times per year, at approximately fortnightly intervals between April and September inclusive, for a period of five years from planting. Any replacement tree which, within five years of planting, dies, is removed, becomes seriously diseased, or fails to establish shall be replaced in the next planting season with another tree of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority. Written confirmation shall be provided to the Local Planning Authority once planting has been completed.

Reason: In the interests of visual amenity, continuity of tree cover, and the long-term maintenance of the tree population at the site following the removal of a protected tree, and having regard to Section 206 of the Town and Country Planning Act 1990.

Standard Note(s) to Applicant:

In reaching this decision, the Council has worked with the applicant in a positive and proactive manner and has determined the application without undue delay. Accordingly, the decision is considered to be consistent with paragraph 39 of the National Planning Policy Framework.

