



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0474

Proposal:	Remove willow and ash trees to ground level (TPO-294).
Location:	Londonthorpe Lane, Grantham, NG31 9FD
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 justification for the works.

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Belmont

Reviewed by:

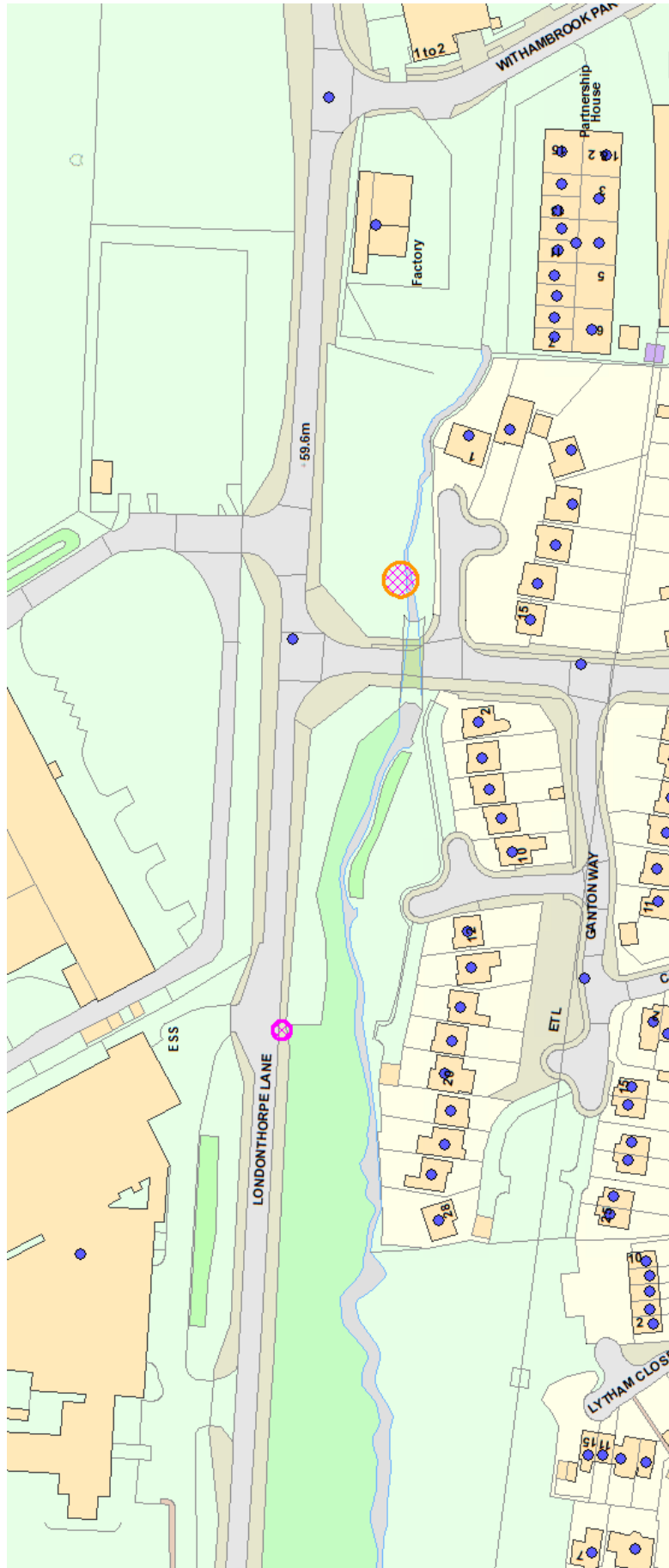
Phil Jordan, Development Management & Enforcement Manager

2 June 2026

Recommendation to the decision maker

To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions

Londonthorpe Lane, Grantham NG31 9FD



Key



Application
Boundary



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1 Description of Site

- 1.1 An informal open space alongside Witham Brook, forming a traditional riparian corridor and a visually important green corridor extending for over 1km along London Road. Present since the 1800s, it forms an important part of the area's local amenity.

2 Description of proposal

- 2.1 The proposal is to remove the willow tree and the ash tree to ground level.

3 Relevant Considerations

- 3.1 South Kesteven District Council (SKDC) has a duty to assess the value of the trees subject to this application and the likely impact of the proposal on the amenity of the area. It must consider whether or not the proposal is justified having regard to the reasons put forward in support of it.
- 3.2 The Council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions, and the extent to which the proposal would affect the amenity of the area. In determining this application, SKDC is not required to have regard to the local development plan. Each application must therefore be assessed on its individual merits.

4 Representations Received

- 4.1 The Parish Council raises no objection to the removal of these trees, but requests replacement planting with species more suitable for the area.

5 Evaluation

Both trees are considered to be in terminal decline, with leaf cover below 10%. Their current physiological condition is such that their contribution to public amenity is substantially diminished and their longer-term retention is not considered reasonable in arboricultural terms. On that basis, no objection is raised to their removal, subject to replacement planting to mitigate the loss of tree cover within the wider green corridor.

6 Crime and Disorder

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

7 Human Rights Implications

- 7.1 Articles 6 (rights to fair decision making) and 8 (right to respect for private and family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that Act would be breached.

8 Conclusion

- 8.1 Having regard to the above considerations, it is concluded that the proposed tree works are justified, appropriate in arboricultural terms, and capable of securing management and safety benefits while preserving the wider function of the green corridor.

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: This consent shall remain valid for a period of two years from the date of the decision notice, or until the approved tree works have been completed, whichever occurs sooner. Reason: To ensure that the works are undertaken within an appropriate timescale, having regard to the time-limited nature of Tree Preservation Order consents under Regulation 17(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. Tree work standards: All tree works authorised by this consent shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations and the European Arboricultural Standards Tree Pruning 2024.

Reason: To ensure that the health, amenity value and structural condition of the retained tree stock are protected through the application of recognised arboricultural good practice and in accordance with the requirements of Tree Preservation Order No. 294.

3. Replacement tree planting: Before the permitted works are carried out, full details and specifications for two replacement trees shall be submitted to the Local Planning Authority. The replacement trees shall replace the removed ash and willow trees and shall be specimens of one or more of the following acceptable species or genera: *Quercus coccinea* (oak), *Metasequoia glyptostroboides* (dawn redwood), *Liquidambar styraciflua* (sweetgum), *Taxodium distichum* (swamp cypress), or *Davidia involucrata* (handkerchief tree). Each tree shall be nursery grown, with a container size of at least 40L, a girth of 20/25 cm measured 1m above ground level, and a height of at least 2m. The replacement trees shall be planted as close as practicable to the original tree locations during the first planting season following removal, together with a hydration sack and 75mm of organic bark mulch. The trees shall be watered a minimum of 13 times per year, fortnightly from April to September, for five years. If any replacement tree dies, becomes diseased, or fails to establish, it shall be replaced with a similar tree in the next planting season. The Local Planning Authority shall be informed in writing once the replacement trees have been planted.

Reason: In the interests of visual amenity and in order to maintain tree cover at this site following the removal of the preserved trees, and in accordance with 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.

