



Planning Committee

23 October 2025

S25/1679

Proposal:

Remove dead wood (T1), remove epicormic growth from main stem and remove basal growth (T2 and T17), remove epicormic growth from main stem, remove basal growth and remove dead wood (T6, T9, T12, T16 and T18), remove epicormic growth from main stem, remove basal growth, remove dead wood and prune branch tips (T7 and T8), remove ivy, remove epicormic growth from main stem, remove basal growth, remove dead wood, crown lift to 5m (T10) (All Lime trees) (TPO-123).

Location:

Land Between The Pines and Manor View , Casthorpe Road, Barrowby, Lincolnshire, NG32 1DW

Applicant:

Ms Hilary Saynor

Application Type:

TPO Tree Application

Reason for Referral to

Called in by Councillor Robert Leadenham – impact on potential bat roosts

Committee:

Key Issues:

Impact on the amenity of the area

Justification for the works

Ecological impact

Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Belvoir

Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

14 October 2025

Recommendation (s) to the decision maker (s)

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



Key

Application
Boundary



1 Description of Site

The application site is located on an area of paddock land between The Pines and Manor View, to the south of Casthorpe Road, Barrowby. Within the site are a number of lime trees that are protected by Tree Preservation Order 123. That order was made in 1979 and extends along the eastern boundary of the paddock, to the frontage of properties along Casthorpe Road as well as their rear garden boundary.

2 Description of proposal

The proposal seeks consent for the following works: Remove dead wood (T1), remove epicormic growth from main stem and remove basal growth (T2 and T17), remove epicormic growth from main stem, remove basal growth and remove dead wood (T6, T9, T12, T16 and T18), remove epicormic growth from main stem, remove basal growth, remove dead wood and prune branch tips (T7 and T8), remove ivy, remove epicormic growth from main stem, remove basal growth, remove dead wood, crown lift to 5m (T10).

3 Planning History

3.1 S24/1665 - Works to Lime Tree (T1): cut back west limb to side growth 2 metres from trunk and Lime tree (T2): remove deadwood. Approved 2 Dec 2024

3.2 Barrowby Parish Council

3.3 Object for the following reasons (summarised):

3.4 The proposed works would harm local amenity and the character of the area contrary to Local Plan Policies EN1 and DE1 and the (Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3.5 The proposed works are not justified. The works are to facilitate a viability assessment and are development-led as opposed management-led.

3.6 The works would be harmful to bird, bat and invertebrate habitats contrary to Local Plan Policy EN2 and NPPF paragraph 180

3.7 The works are to facilitate a housing development.

3.8 The works are disproportionate.

3.9 The application is presented in the name of a private party, yet the supporting documentation has been prepared and submitted by a consultant closely associated with the site's development interests.

3.10 The application has been predetermined and therefore should be referred to Planning Committee.

4 Representations as a Result of Publicity

4.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 34 letters of representation have been received. The points raised can be summarised as follows:

1. Harm to bat and bird habitat
2. Works are not justified
3. Works could be harmful to the health of the trees
4. Report from a year previously indicated trees were in good health
5. Proposed works are to facilitate further development
6. Proposed works would harm visual amenity of the area
7. Previously removed tree within group has not been replaced
8. There is insufficient supporting information with the application

5 Evaluation

5.1 South Kesteven District Council (SKDC) has a duty to assess the value of the tree/s 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. The council must consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions and whether it will impact on the amenity of the area. In deciding an application SKDC, the policies in the local development plan are a material consideration. Each application will be treated on its merits.

5.2 Amenity

5.3 The trees, as a group, contribute positively to the character of the area and are an attractive feature of the street scene and surrounding area in this part of the village. While the trees to the frontage of Casthorpe Road are more prominent in the group, those trees within and to the rear of the site are also visible and contribute positively to the amenity of the area.

5.4 Proposed works

5.5 With regards to the proposed works, dead wood removal from protected trees is exempt from requiring express permission.

5.6 It is proposed to remove epicormic basal growth to allow an unobstructed assessment from trees T2, T6 to T10, T12, T16 to T18 inclusive. The works are justified as being in the interests of reasonable arboricultural management. The removal of vegetation to allow a clear view of the trees base and main stem are an accepted requirement for the assessment. Such assessments are normal for owners of large trees and considered good practice.

5.7 It is proposed to prune T7 branch tips to provide 2m clearance of the building. Although not in direct contact with the building 2m clearance is suggested as reasonable. The proposed crown lifting to T10 would not result in any harm to that tree if carried out in accordance with British Standard 3998: 2010, which can be secured by condition.

5.8 Whilst there have been objections to the works, to refuse them would be deemed as poor arboricultural practice. Allowing the works with conditions would give control of the works to the Local Planning Authority. Further, the proposed works would not result in any harm to the health of the trees or the amenity of the area, subject to the recommended conditions to control the scope of works.

5.9 Other matters

5.10 Enforcement of removed tree – A tree to the frontage of the site (St3) was removed following storm damage and a request from Lincolnshire County Council (as Local Highway Authority) in January 2024. There remains a 2m stump where the tree stood, however, it is the view of the Council that the works undertaken constitute removal of the tree. That tree is not part of this application and a replacement is being pursued by the Council as a separate matter.

5.11 Ecology – It is agreed that trees and their branches, including those which are dead and exempt from requiring permission, can provide valuable habitats for wildlife and protected species. These are protected under other legislation and the Council's approach, in line with National Planning Practice Guidance, is to inform applicants of relevant legislation under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994 and the European Habitats Directive through the inclusion of a wildlife informative, which is appended to the recommendation.

5.12 Residential development – Comments relating to the works being associated with a proposed residential development are noted. In this respect, the Council are in receipt of a screening opinion for a proposed residential development for up to 225 dwellings (ref: S25/1890) that involves the land and trees subject of this application. However, the tree works proposed through this application need to be considered in isolation and on their own merits.

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 Article 8 (Right to private 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 will be breached.

8 Conclusion

Taking the above into account, it is considered that the proposed tree works would be appropriate and would not result in any harm to the trees and amenity of the area, subject to compliance with the recommended conditions.

9 Recommendation

To authorise the Assistant Director of Planning & Growth to GRANT consent, subject to conditions:

- 1) All works should be completed within two years of the date of this notice.
- 2) All works should be carried out in accordance with the British Standard BS 3998:2010 – Tree Work-Recommendations.
- 3) Removal of epicormic growth will be carried out in accordance with British Standard 3998: 2010 Tree work Recommendations and European Tree pruning Standard 2024. In order to carry out the tree works to the stated standards there will be only the removal of secondary and tertiary branches, no primary branches. All final pruning cuts on branches will not exceed 50mm in diameter. Works shall not exceed 10% of the total individual tree canopy coverage.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4) The reduction of (T7), works will be carried out in accordance with British Standard 3998: 2010 European Tree pruning Standard 2024. In order to carry out the tree works to the above standards there will be only the removal of secondary and tertiary branches, no primary branches. Head cut, reduction cut, is the removal of the main axis (leader) of the branch/limb, leaving a living side (lateral) branch to sustain the remaining branch. A vigorous lateral branch with a diameter of at least $\frac{1}{3}$ the diameter of the pruning wound. The lateral branch should form a logical extension of the parent stem, so this branch removal technique should not lead to significant changes in the direction of the branch axis or to biomechanically unstable joints (e.g. "dog leg").

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 5) Seven days written notice shall be given to the Council of the date of the commencement of the tree works hereby agreed.

Reason: In order to allow the work to be monitored.

- 6) On completion of the granted tree works an image of the completed tree works will be submitted to the Council within 7 working days.

Reason: In order to allow the work to be monitored

WILDLIFE

1. Prior to starting work, it is necessary to be satisfied that the proposals will not harm protected species including bats, nesting birds or other species as specified.
2. All proposals should have regard to the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994 and

the European Habitats Directive. This relates to all European Protected Species (EPS) including bats and nesting birds.

This legislation makes it illegal to intentionally or recklessly* kill, injure, or disturb any bat, or destroy their breeding places. If bats are disturbed during tree management operations, the legislation requires that work must be suspended and Natural England notified so that appropriate advice can be given to prevent the bats being harmed.

*It is for the courts to decide what is intentional or reckless

You may also need to seek specialist Ecological advice before implementing the work and should consult with Natural England's standing advice available on their website at <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

3. Nesting birds are protected by the Wildlife and Countryside Act (1981) as amended. It is an offence to intentionally or recklessly* kill, injure or take, damage or destroy its nest whilst in use or being built: and/or take or destroy its eggs. Normally it is good practice to avoid tree work during the period 1st March to 31st August in any year, although birds can nest either side of this period. Prior to starting work a survey should be undertaken to establish that nesting birds are not present.

It would be the responsibility of the tree contractor and landowner to ensure that this aspect is fully addressed.

Tree works plan

