



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,  
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555  
www.eastcambs.gov.uk

FAO Mr Mark Tandy  
Stocks Farm House  
1 Lower End  
Swaffham Prior  
Cambridge  
CB25 0HT

*This matter is being dealt with by:*

Kevin Drane

Telephone: 01353 616332

E-mail: [kevin.drane@eastcambs.gov.uk](mailto:kevin.drane@eastcambs.gov.uk)

My Ref: 23/00602/TRE & Trees/Swaffham  
Prior/CA

Your ref

25th May 2023

Dear Mr Tandy

**Trees within the Swaffham Prior Conservation Area**  
**Section 211, Town & Country Planning Act 1990**

Thank you for your application in which you give notice of your intent to carry out the pruning/felling of a tree(s) at **Stocks Farm House 1 Lower End Swaffham Prior Cambridgeshire CB25 0HT**, received as valid on 24th May 2023.

I confirm the Council allows for the following works to be carried out:-

**T1 Leylandii - Remove/reduce large branch that is now rubbing against the neighbour's garage wall/roof to avoid any potential damage arising.**

The allowed work shall be carried out within 2 years of the date of this letter. If the work is not carried out or not completed by that time then this consent shall have expired and a new application must be submitted to this office.

The tree work should be carried out by a professional tree surgeon to the British Standard for Tree Works BS3998 (2010). If you have any further queries in respect of this matter then please do not hesitate to contact Kevin Drane, Trees Officer, on the number shown at the top of this letter.

Yours sincerely

**Simon Ellis**  
**Planning Manager**

### **Advisory Notes.**

- **Safety**: Tree surgery is a skilled and potentially dangerous task. You are strongly advised to seek the services of a competent tree surgeon who holds public liability insurance and works in a safe manner with the use of appropriate safety equipment.
- **Wildlife**: Tree surgery can be disturbing to wildlife. Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to disturb or destroy a bird nest whilst it is being built or in use, or to disturb a bat roost. If any tree for which tree work is proposed is suspected to be a bat roost then you must first contact Natural England. Under the Protection of Badgers Act 1992 it is an offence to damage or disturb a badger sett.
- **Trees on another's land**: Common-law rights allow for pruning works to trees overhanging from neighbouring properties\* provided that they are pruned back no further than the relevant property boundary. Arisings should be offered back to the owner or carefully placed on the owners land in an appropriate place, if the owner does not want the arisings back then they should be disposed of responsibly. If the works consented above includes pruning that extends beyond the applicants boundary or requires access to another's property to be carried out, then consent from the relevant owner needs to be obtained before commencement.

\* -provided that any relevant conservation area notice or tree preservation order application has been submitted and allowed by the local planning authority