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

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR22/1161/TRTPO
Registered: 11 October 2022

Applicant: Mr & Mrs F Lee

Agent: Mr Gareth Edwards
Swann Edwards Architecture
Limited
Black Barn
Fen Road
Guyhirn
Wisbech
Cambridgeshire PE13 4AA

2 Address to which this permission relates

151 Leverington Road Wisbech Cambridgeshire PE13 1RT

3 Details of this decision

Permission is **GRANTED** regarding:

Felling of 1x Cedar tree covered by TPO 01/2009.

4 Conditions

This permission is subject to the following conditions:

- 1 The works permitted shall be begun before the expiration of 2 years from the date of this permission.

Reason - In accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

- 2 All tree works shall be carried out to British Standard BS3998:2010 'Tree Work Recommendations' ensuring final cuts back to live growth .

Reason - To ensure an acceptable standard of work in accordance with LP16 of the Fenland Local Plan 2014.

- 3 Within 6 months of the felling of the tree, the location for planting the replacement Liquidamber styraciflua Lane Roberts at 10/12cm girth needs to be agreed in writing with the Local Planning Authority. This tree shall be planted in the first planting season (December to February inclusive for deciduous trees and October to March for evergreen trees) following the location of the replacement tree being approved.

Reason - To ensure continuity of tree cover in the interests of visual amenity in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.

- 4 The works hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
	Application form
	Location and site plan
	Tree Hazard Risk Assessment

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

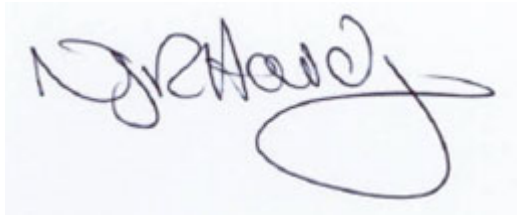
The following points are also relevant to this permission:

- 1 Wildlife in this country is afforded protection under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000. Statutory protection is given to birds, bats and other species that inhabit trees/undergrowth, groundcover and buildings. Any operations that may cause disturbance on site should be subject to advice from an ecologist to ensure an offence is not committed.

6 Authorisation

Authorised by: Nick Harding
Head of Planning

Signature:

A handwritten signature in black ink, appearing to read 'Nick Harding', written over a light blue background.

Date the decision was made: 6 December 2022

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321

E-mail: planning@fenland.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision to **refuse** permission for the proposed work or to grant it subject to **conditions**, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, as applied by the Town & Country Planning (Tree Preservation) (England) Regulations 2012. The Planning Inspectorate acts on behalf of the Secretary of State.

If you want to appeal then you must do so in writing within 28 days of the date of this notice. You may write to The Environment Team, 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel. 0117 372 8192 or via the Planning Inspectorate website at: <https://www.gov.uk/planning-inspectorate>

If you suffer loss or damage as a result of the Council's decision you may be able to claim compensation under Regulation 24 of the Town & Country Planning (Tree Preservation) (England) Regulations 2012. You should write within 12 months of the date of the Council's decision or, if appealed, the date of the final determination of the appeal enclosing this notice and any other details of the Council's decision and the loss or damage suffered to Fenland District Council, Fenland Hall, County Road, March, PE15 8NQ.

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 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 English Nature. 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 the 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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