

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Development Plan - current status

The Core Strategy and Development Plan was adopted on the 30 January 2020, whilst the saved policies from the Unitary Development Plan were adopted on 7 September 1998. In the report on each application specific reference will be made to policies and proposals that are particularly relevant to the application site and proposal. The CSDP and UDP also include several city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the City Development Directorate at the Customer Service Centre or via the internet at www.sunderland.gov.uk/online-applications/

Peter McIntyre

Executive Director City Development

Reference No.: 20/02413/TP3 Tree Preservation order LAP Reg 3

Proposal: **Felling of 4no. mature willow trees**

Location: Washington Cemetery The Avenue Washington Village Washington

Ward: Washington Central

Applicant: Sunderland City Council

Date Valid: 22 December 2020

Target Date: 16 February 2021

PROPOSAL:

Consent is sought to remove four willow trees on council Land located in the Washington Cemetery in The Avenue, Washington Village. The site is sited within the Washington Village Conservation Area and is subject to the Washington Village Conservation Area Character Appraisal and Management Strategy (CAMS) which states that the council will encourage the retention of trees which make a valuable contribution to the character of an area by making tree preservation orders and replacing trees in highways and other public areas which will help maintain the character of the area.

TYPE OF PUBLICITY:

Site Notice Posted

CONSULTEES:

Washington Central - Ward Councillor Consultation

Final Date for Receipt of Representations: **04.02.2021**

REPRESENTATIONS:

None received

POLICIES:

In the Unitary Development Plan and Core Strategy and Development Plan the site is subject to the following policies;

NE3

COMMENTS:

The proposal involves the removal of four willow trees which are causing lifting to the edge of the footway within the cemetery.

The main issue is whether or not the proposed works would have an impact upon the contribution the tree offers to the character of the area.

NE3 of the Core Strategy and development Plan is applicable which states that the City Council will encourage the retention of trees which make a valuable contribution to the character of an area by the making of Tree Preservation Orders and replacing trees in highways and other public areas, with species that help maintain the character of the locality. The retention of trees, hedges and landscape features in all new development will be required where possible. Furthermore, that the City Council will retain, protect and improve woodland, trees subject to Tree Preservation Orders, trees within Conservation Areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997, as well as giving consideration to them on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting.

In this case the trees are spread out within the cemetery and Council's Arboricultural Officer has recommended the removal of the trees to protect the public from raised pavement and dropping branches. There are many other trees within the vicinity, and they are in the centre away from the street scene. It is therefore considered that the removal of the trees would not affect the character of the surrounding area would be maintained, in accordance with policy NE3 above.

RECOMMENDATION

For the reasons set out above, the proposed tree works are considered to be acceptable and compliant with the requirements of policy NE3 of the Core Strategy and Development Plan.

It is therefore recommended that Members be Minded to Grant Consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended) for the proposed works subject to the expire of of the consultation period on 4th February and no objections being received.

RECOMMENDATION:

Conditions:

- 1 No tree shown to be retained on the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 "Tree Work", in the interests of visual amenity and to comply with policy NE3 of the CSDP.