

Delegated Report

Application Number: V/2026/0012

Address: The Firs, Buttery Lane, Teversal, Sutton in Ashfield, Nottinghamshire, NG17 3JN

Description of Works: Works to Trees within a Conservation Area & Trees Covered by a Tree Preservation Order (122)

The Application	Works to Trees within a Conservation Area & Trees Covered by a Tree Preservation Order (122)
Policy Considerations	<p>Policy Considerations – Ashfield Local Plan Review (ALPR) (2002)</p> <ul style="list-style-type: none"> • EV8 – Trees and Woodlands • EV10 – Conservation Areas <p>National Planning Policy Framework (NPPF) (2024)</p> <ul style="list-style-type: none"> • Part 15 – Conserving and Enhancing the Natural Environment
Relevant Planning History	<p>Application Reference: V/2000/0051 Proposal: Prune Beech and Ash Trees, and Cut Goat Willow Down to Ground Level Decision: Unconditional Consent Decision Date: 24/02/2000</p> <p>Application Reference: V/2002/0148 Proposal: Felling of Beech Trees Decision: Conditional Consent Decision Date: 21/03/2002</p> <p>Application Reference: V/2015/0442 Proposal: Felling of One Ash Tree. Crown Lifting to 5m of One Beech Tree and Target Pruning of One Beech Tree Decision: Withdrawn Decision Date: 27/08/2015</p> <p>Application Reference: V/2016/0312 Proposal: Pruning of 2 Beech and 1 Ash Trees Decision: Conditional Consent Decision Date: 05/07/2016</p>
Summary of comments received	<p>ADC Tree Officer: In principle as the works are confined to appropriate arboricultural management and limited to this in terms of scope, I do not believe that at this point it is appropriate to serve a TPO on the trees in question.</p>
Comments on above	See summary

Summary

The Site and Application:

The trees in question are located at The Furs on Buttery Lane, Teversal. The site is within the Teversal conservation area and two trees at the site frontage also benefit from a Tree Preservation Order (TPO).

The two trees subject to this application that benefit from a Tree Preservation Order (TPO) (122) are deemed to provide a positive visual contribution to the area, a quality that warrants a TPO being applied to a tree. This protection, where appropriate, ensures that their visual contributions to the surrounding locality are retained. The TPO prohibits any work being completed to the tree without permission being granted from the Local Planning Authority.

The following work has been proposed with the application:

T1 (Beech) – Crown lift to 5m above ground level and prune to give 3m clearance of the properties

T2 (Beech) (TPO'd) – Crown lift to 5m above ground level and prune to give 3m clearance of the properties

T3 (Beech) – Remove tree

T4 (Beech) (TPO'd) – Crown reduction of the leaning stem by up to 3m and a crown reduction of the remaining tree by no more than 2m in order to maintain a balanced and aesthetic canopy.

T5 (Holly) – Remove tree

T6 (Spruce) – Remove tree

T7 (Ash) – Remove tree

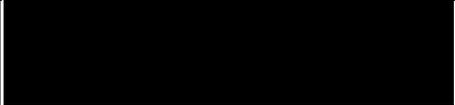
G1 – Removal of all Hollies and the small Beech within the group and a crown reduction of the Yew to a height of 2m.

ADC Tree Officer:

The proposed works are comprehensive however the site does have a large number of tree plantings and there have been previous applications for tree works at the site. As part of the application process, ADC's tree officer has been consulted to provide comments on the application.

It has been determined that the proposed pruning works are appropriate arboricultural management and none of the proposed trees

	<p>to be removed would be worthy of a TPO retention. The prescribed works are therefore considered acceptable and would not lead to detrimental harm to the trees.</p> <p>Conclusion:</p> <p>Having assessed the submitted details and comments received as part of the consultation, it is considered appropriate to grant consent for this application.</p>		
Recommendation	Conditional consent		
Conditions & Reason	Condition Code	Text	Monitor
		<p>This permission shall authorise the carrying out of the approved tree works within 2 years of the date of this permission.</p> <p>This permission shall authorise the following works to the identified trees only:</p> <p>T1 (Beech) - Crown lift to 5m above ground level and prune to give 3m clearance of the properties</p> <p>T2 (Beech) (TPO'd) - Crown lift to 5m above ground level and prune to give 3m clearance of the properties</p> <p>T3 (Beech) - Remove tree</p> <p>T4 (Beech) (TPO'd) - Crown reduction of the leaning stem by up to 3m and a crown reduction of the remaining tree by no more than 2m in order to maintain a balanced and aesthetic canopy.</p> <p>T5 (Holly) - Remove tree</p> <p>T6 (Spruce) - Remove tree</p> <p>T7 (Ash) - Remove tree</p> <p>G1 - Removal of all Hollies and the small Beech within the group and a crown reduction of the Yew to a height of 2m.</p> <p>The agreed works shall be carried out in accordance with the appropriate recommendation of BS3998; 2010 (Tree Work) and in general shall in no way</p>	

		<p>prejudice the health, balance and natural appearance of the tree(s).</p> <p>The felling shall be carried out in a manner that will avoid damage to trees to be retained.</p> <p>Within one month following completion of the agreed work, all branchwood shall be removed and the site left in a reasonably clean and tidy condition.</p>	
	Reason Code	Text	Monitor
		<p>To define the time scale of the permission and to allow further assessment in the event of the works not being carried out.</p> <p>To safeguard the visual amenity of the area.</p>	
Informative	Informative	<p>Informative Text</p> <p>The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions, then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).</p>	
Proactive Working	<p>The application, as submitted, is acceptable. In granting consent, the District Planning Authority is implicitly working proactively with the applicant.</p>		
	Signed	Dated	
Case Officer		09/02/2026	

Development Team Manager		
Determined by Service Director Or on their behalf		