



Mr H. Strong  
Highcroft House  
High House Road  
ST BEES  
Cumbria CA27 0BZ

Please Contact: Chloe Unsworth  
Officer Tel No: 07823825302  
My Ref: 4/20/2376/TPO  
Date: 02nd November 2020

Dear Sir

**FELLING OF THREE SYCAMORE TREES SITUATED WITHIN A CONSERVATION AREA  
HIGHCROFT HOUSE, HIGH HOUSE ROAD, ST BEES**

I refer to your application of 24/09/2020 under the above Tree Preservation Order for consent to carry out the following work:-

**FELLING OF THREE SYCAMORE TREES SITUATED WITHIN A CONSERVATION AREA**

I would confirm that the following works are considered to be unacceptable to the Local Planning Authority and consequently this part of your application has been **REFUSED** for the following reasons:

APPLICATION TREE NO.	SPECIES	PROPOSED WORKS	REASON
T8	Sycamore	Fell	The removal these trees will have a significant negative impact on this tree feature and the amenity it contributes to the character of the location and St Bees Conservation Area.  No substantive arboricultural justification has been provided to support the removal of these trees. Any replacement trees, either self-seeded or planted, will take many years to grow to a sufficient size to make a similar contribution to the visual amenity of the location as those proposed for removal.
T15	Sycamore	Fell	
T16	Sycamore	Fell	

			No evidence is provided to indicate that T15 presents a risk. The tree is typical of many growing in groups and many at this location.
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For the reasons detailed above, our arboriculturist has recommended this part of the application for refusal. For your information a copy of the Council's Consultant Arboriculturalist's report is enclosed.

### **Your Right of Appeal**

If you disagree with our decision you can appeal to The Planning Inspectorate, Environment and Transport Team, 3/A Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within 28 days from the date you received this decision.

### **Compensation**

If you suffer any loss or damage as a result of a condition attached to this consent, you might be entitled to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of this decision). Claims should be made in writing to the Development Control Manager, Copeland Borough Council, The Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ.

If you have any queries please do not hesitate to contact the case officer Chloe Unsworth on 07823825302

Yours faithfully



PP Pat Graham  
Chief Executive

