

Mrs Deborah Clarkson  
3 Seacroft Drive  
St Bees  
CA27 0AF

Please Contact: Christie M Burns  
Officer Tel No: 01946 598422  
My Ref: 4/25/2158/TPO  
Date: 28 May 2025

Dear Mrs Clarkson,

**RE: PRUNING OF FOUR SYCAMORE TREES SITUATED WITHIN A CONSERVATION  
AREA  
AT: 3 SEACROFT DRIVE, ST BEES**

I refer to your application of the 9<sup>th</sup> May 2025 under the above Tree Preservation Order for consent to carry out the following work:-

**DESCRIPTION OF PROPOSAL**

TREE ID NO.	SPECIES	PROPOSED WORKS
T1 – T4	4x Sycamore trees.	Pruning of four sycamore trees situated within a Conservation Area.
REASON		
<i>'T1, T2 &amp; T3 are in close proximity resulting in overlapping branches. Requesting permission to lift and thin out the crown of all 3 trees to allow more light into the garden, provide clearance of buildings and safety over shared driveway. Also removal of deadwood on T1 which led to branch falling in recent storms. T4 – Crown lifting and thinning to allow more light into garden and reduce overlapping branches of canopy and overhanging neighbour's driveway.'</i>		

**DISCUSSION**

The trees are in the mature age category and show signs of moderate to normal vitality.

The site falls within the St Bees Conservation Area although the trees are not protected by a Tree Preservation Order (TPO).

The work detailed in the application is considered to be reasonable to prevent the trees becoming a nuisance.

A TEMPO assessment has been undertaken which shows a TPO is defensible, but given the works proposed this is considered to be unwarranted at this time.

## **Decision**

I would confirm that there are no objections to the proposed works as detailed within the application which are considered to be reasonable to prevent the tree causing a nuisance.

## **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 Planning Manager, Cumberland Council, The Market Hall, Market Place, Whitehaven, Cumbria, CA28 7JG.

If you have any queries, please do not hesitate to contact the case officer Christie Burns on 01946 598422.

Yours sincerely



Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking