

Mrs Christina Jeffery  
38 Rowan Avenue  
Ulverston  
LA12 9JA

Please Contact: Demi Crawford  
Officer Tel No: 01946 598413  
My Ref: 4/25/2351/TPO  
Date: 10th December 2025

Dear Sir/Madam

**REMOVAL OF A SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER  
GARAGE OPPOSITE LINGMELL BUNGALOW, SEASCALE**

I refer to your application of 16/10/2025 under the above Tree Preservation Order for consent to carry out the following work:-

**REMOVAL OF A SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER**

<b>SPECIES</b>	<b>PROPOSED WORKS</b>
1x Sycamore	Removal of a Sycamore tree protected by a Tree Preservation Order.
<b>REASON</b>	
Sycamore, close to the garage (see attached photo). During November 2023 we contacted Copeland for advice about a tree that we thought was dead and would like to remove. The council's Open Space Manager who is a qualified arborist visited the site and advised us that the tree wasn't dead but could be removed due to it being in a poor condition. He advised us to follow the tree works planning application process. He provided some further comments, including: <ul style="list-style-type: none"> <li>• Normal procedure to follow for removal should be followed in this case.</li> <li>• Quite important that replacement tree should be seawind resistant. Possible placed at least 2 m away from garage and current tree.</li> <li>• Signs of honey fungus in the grass area are concerning so would possible insist of root grinding operation when tree is being felled.</li> <li>• Suitable replacement tree Acer campestre (field maple) or Betula pendula (birch)</li> </ul> We propose to follow the Open Space Manager's advice.	

**Decision of the Local Planning Authority**

There are no objections to the works proposed subject to the following condition:

1. Replace the felled Sycamore tree during the first planting season with 1x Silver Birch (Betula pendula). Plant the replacement tree within 3m to 4m of the felled tree location. The replacement tree must be a minimum of 'light-standard' size classification (6-8 cm girth), in accordance with BS 3936:1992 – Nursery Stock – Part 1: Specification for trees and shrubs.

The planting and aftercare maintenance of this tree must be carried out in accordance with BS 8545:2014 - Trees: from nursery to independence in the landscape – Recommendations.

Alternatively, another size, species, location, or period should be agreed in writing by the Local Planning Authority. If a replacement tree is diseased, dies, or is damaged within 5 years of the date of planting, it must be replaced in the next available planting season by another of a similar size and species.

#### Reason

To ensure the continuity of amenity in accordance with 'Policy N14 – Woodlands, Trees and Hedgerows' of the Copeland Local Plan 2021-2039.

A copy of the Arboriculturists report is also enclosed for your information.

#### **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 Demi Crawford on 01946 598413

Yours faithfully



Nick Hayhurst  
Head of Planning and Place  
Thriving Places