

Delegated Decision Report

Application No:	25/0169	Statutory Period Expires:	20th May 2025
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Site:	3 Craig-yr-haul Drive Castleton Cardiff South Wales CF3 2SA		
Proposal:	WORKS (PRUNING) TO 4NO. LIME TREES PROTECTED BY TPO 04/84		
Applicant:	B Barry		
Type:	Tree Preservation Orders	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a detached property situated in a corner plot on Criag yr Haul Drive. TPO Group 04/84 is located to the north of the property, partially in the front garden and partially within the rear garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for work to a TPO Group, protected by TPO 04/84. The works include reducing the height of the trees by 4m and shape to include 1.5-2m off the sides, remove epicormic growth up to roof height of the dwelling and removing all arisings.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
03/1282	RAISING THE CROWN AND REMOVAL OF BRANCHES ON LIME TREES PROTECTED BY TPO 4/84	Granted with Conditions	04.11.2003
13/0773	CROWN REDUCTION OF UP TO 4 METRES OF 4NO. LIME TREES PROTECTED BY TPO 4/84	Granted with Conditions	23.09.2013

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)
None.

5.4 SUPPLEMENTARY PLANNING GUIDANCE
None.

6. CONSULTATION RESPONSES

6.1 Tree Officer: No objection.

6.2 Ecology Officer: No response received.

6.3 Wildlife in Newport: No response received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 26.03.2025. A Site Notice was put up on 28.03.2025.

7.1 NEIGHBOURS: 4no. neighbours were consulted. No representations were received.

7.2 COUNCILLORS: Cllr Howells, Cllr Screen and Cllr Watkins were consulted on this application. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application seeks to undertake works to a group of protected lime trees, which are protected under TPO 04/84. The works include reducing the height of the trees by 4m and shape to include 1.5-2m off the sides, remove epicormic growth up to roof height of the dwelling and removing all arisings. The reason for the works is to maintain the trees to previous reduction points.

8.1.2 The Tree Officer does not hold objections to the application; however, the extent of the works shall be agreed on site by the Council's Woodland Officer prior to any works to the trees commencing.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 It is considered that the works to the trees are acceptable, and it is recommended that permission is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 3 Craig Y Haul Drives Trees, 3 Craig Y Haul Drive Job sheet, Revised Application form, 3 Craig Y Haul Drives Tree Location

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

02 The extent of the work hereby approved shall be agreed on site by the Council's Woodland Officer prior to any works to the trees commencing.

Reason: In the interests of the health and longevity of the tree and preserving its amenity value.