



Working for a brighter future together

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## DECISION NOTICE

Part Consent Part Refusal  
Application No: **25/2131/TPO**

### **THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

Tree Preservation Order: Macclesfield Borough Council (Chelford - Chelford Village North) Tree Preservation Order 1984

Location **4 Grangewood Drive, Chelford, Macclesfield, Cheshire East, SK11 9BY**

In pursuance of its powers under the above-mentioned Act, Regulations and Tree Preservation Order, and in accordance with your application submitted on the 05-06-2025, Cheshire East Borough Council authorises the following works:-

Lawson Cypress (T1) – Reduction of large limb growing towards the vegetable patch area to rebalance canopy into suitable replacement pruning points 2-3m out from the main stem.

Reduction in height by circa 6 metres, removing the exposed central leader. Longer lateral growth to be reduced by 1.5metres all round. Canopy to be crown lifted where applicable reducing the lower hanging limbs by 1-1.5 metres.

Holly (T2) – Fell. Removal down to ground level.

Oak (T3) – Reduction of lateral limb overhanging No. 3 Grangewood Drive by 0.5 - 1metres.

Holly (T4) - Fell, almost entirely dead and heavily suppressed with climber. Removal down to ground level.

Such works are authorised subject to the conditions specified hereunder:-

**1. The works hereby authorised shall be carried out at least to the standards specified within British Standard 3998: 2010 Tree Work - Recommendations. Reason: To ensure that the works are carried out in an appropriate manner, and in the interests of the health and visual amenity of the tree(s).**

**2. The works hereby authorised shall be completed in accordance with the approved specification. Reason: For the avoidance of doubt.**

**3. In the first planting season following felling of the tree specified, 1x replacement English Oak (Quercus robur) 10/12 cm girth shall be planted in the rear garden of the property. The likely future growth of this tree in relation to the property, existing trees and underground services should be given due consideration when planting.**

**The new tree shall be supplied to the standard as specified in British Standard BS3936, Nursery Stock Specification and planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations**

**If, within a period of 5 years from the date of planting, the new trees (or any trees planted in replacement for it) is removed, uprooted or destroyed, or dies, becomes severely damaged or seriously diseased, it shall be replaced within the next planting season by a tree of similar size and species, in the same place as originally required to be planted, or in accordance with any variation for which the Local Planning Authority give their written consent.**

**Reason: This is to maintain the future amenity of the site and its surroundings.**

In pursuance of its powers under the above-mentioned Act, Regulations and Tree Preservation Order, and in accordance with your application submitted on the 05-06-2025, Cheshire East Borough Council REFUSES consent for the following works as specified in the application:-

Lawson Cypress (T1) – Crown thin by 10-20%

This element of the application is refused for the following reasons:

**1. The proposed works are considered excessive and contrary to current arboricultural best practice.**

In accordance with the revisions required by the Town and Country Planning (Tree Preservation) (England) Regulations 2012 this Decision will be valid for 2 years from the date specified below.

Dated: 05 August 2025

Signed

A handwritten signature in black ink, consisting of a stylized 'e' followed by a vertical line and a small flourish.

**Authorised Officer** *for*

**Cheshire East Borough Council**

## **Grounds of Appeal**

**An appeal against a Council's decision may be brought against any of the following:**

- the council's refusal of consent
- any condition attached to the council's consent
- the council's refusal/failure to notify the applicant of their decision within 8 weeks from the date they received the application, (in these circumstances the application is deemed to have been refused)
- the council's failure to agree a matter that required their agreement under the terms of a condition of consent

## **You cannot appeal**

- if you wish to object to a TPO
- if you are objecting to the Forestry Commission's refusal of a felling licence application (even where the tree in question is covered by a TPO)

Appeal forms should be made on the relevant TPO (consents) appeal form which are available to download from the Planning Inspectorate (PINS) website  
<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Where possible Appeal Forms should be returned to PINS electronically by e-mail to [treeandhedgeappeals@planninginspectorate.gov.uk](mailto:treeandhedgeappeals@planninginspectorate.gov.uk)

Printed copies of the Appeal form are acceptable and these can be sent to:

Tree and Hedges  
3B Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Telephone :0303 444 5000

The completed appeal form and any supporting documents must be received by PINS:

- within 28 days of the date of the council's decision, or any later date set out in it
- at any time after the date upon which the council's 8 week determination period expires if they have failed to issue a decision

## **Compensation**

Any person who has suffered loss or damage caused or incurred as a result of:

1. a refusal of any consent under the Tree Preservation Order or
2. a grant of consent subject to conditions or
3. refusing any consent, agreement or approval required under a condition

may be entitled to compensation from the Local Planning Authority.

**No claim can be made for loss or damage incurred before an application for consent to undertake work on a protected tree was made**

Any claim for compensation under the Order shall be made in writing to the Local Planning Authority:

- within twelve months from the date of the decision; or
- within twelve months from the date of the Secretary of State's decision (if an appeal has been made)

Any question of disputed compensation is referred to and determined by the Lands Tribunal.