

OFFICER REPORT

Application Number: P2026/0397

Site Address: Land Between 2 And 4 Derwen Deg Bryncoch Neath Port Talbot SA10 7FP

Proposal: Lift crown to 5.5.m over caridgeway and 3m over footway of 3 No sessile oak trees (T1, T2 & T8) protected by Tree Preservation Order T283

Applicant: Mr Joe Lewis

Agent: N/A

Ward: Bryncoch South

Application Type: Reg 3 - Council Dev

Valid Date: 17th June 2026

Statutory Expiry Date: 11th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 21st July 2026

RECOMMENDATION - Approved

Application Number:	P2026/0397
Site Address:	Land Between 2 And 4 Derwen Deg Bryncoch Neath Port Talbot SA10 7FP

Proposal:	Lift crown to 5.5.m over carriageway and 3m over footway of 3 No sessile oak trees (T1, T2 & T8) protected by Tree Preservation Order T283
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Agree with works proposed	Yes
Recommend Refusal of Works	No
Vary Works Proposed	No

If to vary works, suggested description of amended works.

n/a

Public Consultations

Community Council – No objection

Tree Officer: No objection, subject to condition

The Authority's Biodiversity Team – No objection (bat informative recommended)

Neighbouring properties were consulted via letter and a site notice was also displayed

In response, to date, no representations have been received.

Assessment

This is a Regulation 3 application, as the proposed application for tree works is submitted by the council's street care section. Consequently, the Council is both the applicant and the determining local planning authority.

In support of the tree works application the applicant has outlined the following proposed works:

- *Lift crown to 5.5.m over carriageway and 3m over footway of 3 No sessile oak trees (T1, T2 & T8) protected by Tree Preservation Order T283*

Summary of Tree Officer Comments

No arboricultural objections are raised to the proposed works to T1, T2 and T8 (Sessile Oaks), which comprise crown lifting, crown reduction and selective branch removal to maintain statutory highway clearances and appropriate separation from highway infrastructure, including street lighting.

The Tree Officer considers the works proportionate and necessary for highway management purposes, assisting the Council in meeting its duties as Highway Authority, rather than being amenity-driven pruning. Subject to the works being undertaken in accordance with the submitted specification and current arboricultural best practice, including BS3998:2010 *Tree Work – Recommendations*, the proposed management is not expected to result in unacceptable harm to the long-term health, condition or amenity value of the trees.

Tree Officer recommendations for limitations to works:-

The works should be limited to the minimum extent necessary to achieve the required highway and infrastructure clearances.

These limitations will be secured by planning condition in order secure the long term health and visual amenity of the trees in question.

Planning Officer Comments

Visual Amenity

The application relates to the management of established Sessile Oak trees (T1, T2 and T8) situated within and adjacent to a modern residential estate and alongside the principal spine road serving the development. The trees form part of the wider streetscene and make a positive contribution to the character and appearance of the area.

The proposed works comprise crown lifting to provide 5.5m clearance above the carriageway and 3m clearance above the adjacent footway, together with limited crown reduction and targeted branch removal to maintain appropriate separation from highway infrastructure, including street lighting. The works are primarily required to maintain statutory highway clearances and ensure the safe and efficient operation of the highway network, rather than to significantly alter the appearance of the trees.

Having regard to the nature and extent of the proposed pruning, it is considered that the works are proportionate and limited to the minimum necessary to achieve

the required highway and infrastructure clearances. The trees will retain their overall form, stature and contribution to the visual amenity of the locality. Given the site's context within a modern housing estate and adjacent to a spine road, the proposed management works are not considered to result in any materially harmful impact on the character or appearance of the surrounding area.

Accordingly, no objection is raised on visual amenity grounds. Subject to the works being undertaken in accordance with the submitted specification and current arboricultural best practice, including BS3998:2010 *Tree Work – Recommendations and a condition limiting the extent of the works to accord with the tree officers advice (above)* the proposal is not considered to give rise to an unacceptable impact on visual amenity.

There is, therefore, no unacceptable impact on the visual amenity afforded to the area as a result of the proposed development.

Ecology

The Council's Ecologist has advised that trees have the potential to provide roosting opportunities for bats, which are protected species under UK and European legislation. However, no objection has been raised on loss of bat habitat or impact on protected species in general. An informative is recommended advising the applicant that, should bats or evidence of bat roosting be identified before or during the proposed works, all works must cease immediately and Natural Resources Wales (NRW) must be contacted for further advice and that no works affecting bats or their roosts may proceed without the appropriate licence where required by law.

Based on the information submitted and subject to compliance with the relevant wildlife legislation, there is no objection to the proposed tree works on ecological grounds in respect of bat habitat.

Conclusion / recommendation

Having regard to the provisions of the Tree Preservation Order and the submitted arboricultural justification, it is considered that the proposed works to T1, T2 and T8 (Sessile Oaks) are reasonable and necessary to maintain statutory highway clearances and ensure appropriate separation from highway infrastructure, including street lighting. The works are limited in scope, proportionate to the identified management requirements, and are not considered to constitute excessive or amenity-driven pruning.

The Council's Tree Officer has raised no objection to the proposal and is satisfied

that, provided the works are undertaken in accordance with the submitted specification and in line with BS3998:2010 *Tree Work – Recommendations*, there would be no unacceptable impact on the long-term health, structural integrity or public amenity value of the protected trees.

A condition will be imposed limiting the extent of the works, per the tree officers recommendation.

Accordingly, the proposed works are considered justified and acceptable, and it is recommended that consent be granted.

Hence, the proposal is in accordance with Policies SP15 and EN7 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Time Limit Conditions

- 1 The development shall begin no later than two years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Action Conditions

- 2 All works shall be undertaken in accordance with BS 3998:2010 Recommendations for Tree Work by a qualified and competent tree surgeon.

Reason:

To ensure that the work is carried out to a satisfactory standard, in the interests of good tree husbandry and to comply with Policies SP15 and EN7 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 3 Notwithstanding the submitted details, the approved works to trees T1, T2 & T8 3 (sessile oak trees) shall be limited to the minimum extent necessary to achieve the required highway and infrastructure clearances.

Reason:

In the interests of the visual amenity of the area and to safeguard the long-term health and appearance of the trees, having regard to Policies SP15 and EN7 of the Neath Port Talbot Local Development Plan and to ensure that the work is carried out to a satisfactory standard, in the interests of good husbandry.

Case Officer Rhodri Griffiths

Telephone No. 01639 686750

Date of Recommendation 7th August 2026