
Delegated report Officer: Hayley Holden

Application ref. DMOT/2026/0607

The pruning of Sycamore tree at 37 High Street, Repton, Derbyshire, DE65 6GD

Valid date: 29/04/2026

Consults expired: 03/06/2026

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

DMOT/2020/1134- The felling and pruning of trees- no objection 30/11/2020.

9/2016/0790- The felling of an alder tree- no objection 07/09/2016.

9/2013/0882- The pruning and felling of trees- no objection 12/12/2013.

9/2010/0918- The felling and pruning of trees- no objection 09/11/2010.

9/2009/0739- The felling and pruning of trees- no objection 16/10/2009.

9/2002/1261- The felling of trees- no objection 07/01/2003.

9/2000/1152- The felling of a willow and a mountain ash and the pruning of an ash tree- no objection 23/01/2001.

9/2001/0023- The felling of two trees- no objection 21/02/2001.

Responses to consultations and publicity

A site notice has been displayed adjacent to the application site

Neighbouring properties have been notified, and no comments have been received.

SDDC Tree Officer- Recommends consent is granted for the works.

No further comments received

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness)

Local Plan Part 2 (LP2): BNE7 (Trees, Woodland and Hedgerows)

· Repton Neighbourhood Development Plan: Policy OS3 - Important trees and hedgerows

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

The relevant legislation is:

- The Town and Country Planning (Tree Preservation) Regulations 2012

Emerging Local Plan

On 10 March 2025 the South Derbyshire Local Plan Part 1 Review was published for its period of formal representations under Regulation 19 (of the Local Plan Regulations) prior to submission to the Secretary of State (The Publication Version). This is the version of the Local Plan that the Council intends to submit for examination, and it is a material consideration in the determination of planning applications.

The weight to be attached to emerging local plans is set out in paragraph 49 of the NPPF.

With regard to paragraph 49a) the plan is at an early stage of preparation having not reached examination. In terms of 49b) there remain unresolved objections to the plan from its Regulation 18 consultation and the comments made under Regulation 19 have been reviewed with unresolved objections which were reported to Environmental and Development Services committee on 6th November 2025. The Local Plan will be submitted in the New Year. Although the plan is in general conformity with the NPPF (paragraph 49c) it has been published to benefit from the transition arrangements set out in paragraph 234 of the NPPF, meaning the Local Plan will be examined under the 2023 version of the NPPF. For all these reasons the weight to be attached to policies in the publication version of the Local Plan is low.

Where there is any conflict between policies in the publication version of the Local Plan and existing adopted Local Plan policies the decision should be taken in line with the adopted Local Plan policies.

Paragraphs 50 and 51 of the NPPF are also relevant which clarify that refusals of permission in line with emerging policies will seldom be justified before a plan has been submitted for examination.

Planning considerations

In taking account of the submitted documents and individual site circumstances, the main issues central to the determination of this application is whether the proposed works are appropriate, given the Conservation Area situation and whether public amenity offer is compromised, to the point where a Tree Preservation Order (TPO) is required.

Planning assessment

Application site and proposed works

The mature Sycamore tree (T1) is located to the rear of 37 High Street, Repton and is within Repton Conservation Area. The application proposes to remove the overhanging limbs as per the annotated photograph submitted.

Condition of the tree and reason for the works

The tree is a mature Sycamore tree and the work is required for routine maintenance as the limbs are overhanging the boundary with 39 High Street, Repton.

Comments received as part of the consultation process

The Tree Officer has undertaken a site visit and carried out an individual assessment and has no objections to the works.

No other responses have been received.

Assessment

The tree is approximately 11 metres in height with a crown width of approximately 9 metres. The proposal includes the removal of overhanging limbs into 39 High Street, Repton. The works are necessary to maintain adequate clearance and allow vehicles to pass safely beneath the canopy. The Tree Officer has confirmed that the works will not have a detrimental impact on the health, structure or amenity value of the mature Sycamore and in this instance, the tree does not meet the criteria for the application of a Tree Preservation Order (TPO).

Conclusion

The proposed works are considered acceptable and would have no detrimental impact on the amenity of the Conservation Area. Therefore, a Tree Preservation Order is not required, and the Council raises no objection to the proposed works.

Recommendation

No Objection

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	05/06/2026
Report agreed:	09/06/2026
Authorised officer:	Sarah Atherton
