

Planning Committee Report	
Planning Ref:	PL/2026/0001249/TPA
Site:	1 Beechnut Close, Coventry, CV4 9UW
Ward:	Tile Hill and Canley
Proposal:	T1 Oak - 2-3m crown reduction and shape (0187/T065)
Case Officer:	Simran Malhi

INTRODUCTION

This application is reported to Planning Committee for determination in accordance with the Council's Constitution, because a serving City Councillor has a registered interest in the site.

The proposal seeks consent for works to a mature Oak tree which is protected by a Tree Preservation Order (Banner Lane No.1), located within the rear garden of a detached residential dwelling. The application has received one objection and it is recommended that consent be granted subject to conditions.

RECOMMENDATION

Planning Committee are recommended to grant consent subject to conditions for the reasons set out within this report.

REASON FOR DECISION

The proposed works have been assessed having regard to the adopted and emerging Development Plans and all other material considerations. It is recommended to grant consent subject to conditions as the proposal is not considered to have a negative impact upon the health or longevity of the identified tree and is not considered to cause harm to the special character or amenity value of the surrounding area and landscape. The proposal is therefore supported by Policies DE1 of the adopted Coventry Local Plan which requires proposals to respect the local identity and character of an area and Policies GE3 and GE4 of the adopted Coventry Local Plan which seek to protect important landscape features and trees of amenity value.

SITE DESCRIPTION

The application site comprises the rear garden of a detached residential property at 1 Beechnut Close, located within the Tile Hill and Canley ward in an established suburban area. The surrounding context is predominantly residential in character, consisting of similar detached dwellings set within defined plots.

The site contains a mature English Oak tree (identified as T1), situated towards the rear, south-east corner of the garden and protected by the Coventry City Council (Banner Lane No.1) Tree Preservation Order 1993 where it is originally identified as T65 Oak.

The surrounding area is characterised by a range of mature and established trees, shrubs and other landscape features which make a significant contribution to the local amenity value and character of the area. The crown of the subject tree is most visible from the junction of Beechnut Close and Tilehurst Drive, and partially visible from other surrounding public vantage points such as from Brockhurst Drive and further north along Tilehurst Drive. The tree, when considered alongside other surrounding trees and

landscape features, forms part of a pleasant green backdrop against which the residential dwellings in the locality are set.

APPLICATION PROPOSAL

The application seeks consent to reduce the crown by 2-3m and reshape the asymmetrical crown of the mature Oak tree (T1).. The works are required to manage the large amount of die-back in the upper crown and due to the failure of a large limb that has been reported by the agent.

RELEVANT PLANNING HISTORY

None relevant to the determination of this application.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) August 2026.

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

Policy GE3: Biodiversity, Geological, and Landscape Conservation

Policy GE4: Tree Protection

Policy DE1: Ensuring High Quality Design

CONSULTATION

No objections subject to conditions have been received from:

- Coventry Tree Preservation Officer

Neighbour consultation

Immediate neighbours have been notified; a site notice was posted on 22nd July 2026.

1 letter of objection has been received, raising the following material planning considerations:

- a) Concerns regarding a lack of supporting documentation or arboricultural evidence to justify the proposal
- b) Concerns relating to the proposed level of reduction, risk of harm to a mature, protected tree, and failure to consider less intrusive alternatives
- c) Concern for the impact on the public amenity value of the tree

d) Procedural concerns relating to transparency and conflict of interest

This representation was received from an address over 10 miles away from the application site.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the impact upon the character and amenity value of the area, and the impact upon the health and longevity of a mature and protected tree. The relevant policy considerations are set out within the Policy Appendix at the end of the report.

Impact on character and amenity value of the area

In this instance, the upper crown of the Oak tree is partially visible from surrounding public vantage points such as nearby Tilehurst Drive and Brockhurst Drive but the lower crown and trunk of the tree are not highly visible and are generally obscured by surrounding trees, shrubs and other residential dwellings in the locality. It is noted that the crown of the Oak tree is asymmetric in form due to the lower limbs appearing to extend much further than the limbs of the upper crown, resulting in an uneven and irregular span of the crown overall. It is considered that the proposed works would help to reduce the asymmetry and enhance the appearance of the crown from the perspectives of the surrounding public vantage points. The Tree Preservation Officer has reported that the proposed works may help to support the formation of a new symmetric crown from next year which should enhance the contribution of the Oak tree to the special character and amenity value of the area.

Impact on health and longevity of the Oak tree

The application details that the Oak tree has a significant amount of die-back in the upper crown and has recently experienced the failure of a large limb which has contributed to the asymmetric form of the crown. It was also noted by the Tree Preservation Officer that the crown shows a degree of progressive decline which the recent drought-like conditions are likely to have contributed towards. The Tree Preservation Officer has further reported that proposed works are required for the Oak tree to regain a healthy root-to-shoot ratio and will hopefully support the formation of a new symmetric crown from next year without any detrimental impact upon the health or longevity of the Oak tree.

Overall, it is considered that the proposed works to the Oak tree (T1) protected by the City of Coventry (Banner Lane No.1) Tree Preservation Order 1993 are considered acceptable as the proposal is not considered to have a negative impact upon the health or longevity of the identified tree and is not considered to cause harm to the special character or amenity value of the surrounding area and landscape. The proposal is therefore supported by Policies DE1 of the adopted Coventry Local Plan which supports proposals that respect the local identity and character of an area and Policies GE3 and GE4 of the adopted Coventry Local Plan which seek to protect important landscape features and trees of amenity value, as well as emerging Policies DE1, GE3, and GE4, together with the aims of the NPPF.

Other matters

The representation received has made comments around the level of information that has been provided with the application, and around transparency and a conflict of interest.

Officers have a duty to ensure that an application is valid before it is assessed, which means that submitted applications have to include all of the information that is required in accordance with the national and local validation checklists before they are considered to be valid and therefore able to be determined.

In terms of transparency and any conflicts of interest, in accordance with the Council's Constitution, this application is required to be determined by Planning Committee because a serving Councillor has a declared interest in the site. This ensures transparency and accountability in the decision-making process and safeguards against any actual or perceived conflict of interest.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed works to the Oak tree (T1) protected by the City of Coventry (Banner Lane No.1) Tree Preservation Order 1993 are considered acceptable as the proposal is not considered to have a negative impact upon the health or longevity of the identified tree and is not considered to cause harm to the special character or amenity value of the surrounding area and landscape. The proposal is therefore supported by Policies DE1 of the adopted Coventry Local Plan which supports proposals that respect the local identity and character of an area and Policies GE3 and GE4 of the adopted Coventry Local Plan which seek to protect important landscape features and trees of amenity value, as well as emerging Policies DE1, GE3, and GE4, together with the aims of the NPPF.

POLICY APPENDIX

National Planning Policy Framework (NPPF) August 2026.

The National Planning Policy Framework (NPPF) August 2026 sets out the Government's planning policies for England and provides the framework for both plan-making and

decision-making on planning applications. Its overarching objective is to achieve sustainable development through a genuinely plan-led system, supporting the delivery of homes, jobs, infrastructure and investment while protecting and enhancing the natural, built and historic environment. The Framework seeks to promote economic growth, create healthy and well-designed places, increase housing delivery, address climate change, improve accessibility and sustainable transport choices, support nature recovery, and ensure that development is directed to sustainable locations where it can contribute positively to communities and the long-term public interest.

NPPF Policy N2: Improving the Natural Environment seeks to conserve and enhance the natural environment and support nature recovery. Development proposals should take opportunities to protect and enhance biodiversity, habitats, ecological networks and landscape features, whilst ensuring that any adverse impacts on biodiversity are avoided, adequately mitigated or, where necessary, compensated for. Development that would result in significant harm to biodiversity should be refused where that harm cannot be appropriately addressed.

NPPF Policy DP3: Key Principles for Well-Designed Places states that development proposals should respond to their context and integrate with and enhance their surroundings. Development proposals should create well-designed places by reflecting relevant aspects of the principles relating to liveability, climate, nature, movement, built form, public space and identity. Development proposals that conflict with these principles or relevant design standards without clear justification should be refused and substantial weight should be given to compliance with relevant development plan policies when assessing the design of proposals.

Coventry Local Plan 2017

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE3 seeks to protect important landscape features such as trees protected by preservation orders from loss or damage.

Policy GE4: Tree Protection

Policy GE4 considers development proposals positively provided that there is no unacceptable loss or damage to existing trees as a result of development.

Policy DE1: Ensuring High Quality Design

Policy DE1 requires all development proposals to respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Emerging Local Policy (Submission Version – under Examination)

Policy GE3: Biodiversity, Geological, and Landscape Conservation

Emerging Policy GE3 continues to seek to protect important landscape features such as trees protected by preservation orders from loss or damage.

Policy GE4: Tree Protection

Emerging Policy GE4 continues to consider development proposals positively provided that there is no unacceptable loss or damage to existing trees as a result of development.

Policy DE1: Ensuring High Quality Design

Emerging Policy DE1 requires development proposals to respect and enhance landscape quality including trees, hedges and other landscape features of value.

CONDITIONS/REASONS

1. The work hereby approved shall be carried out within 2 years of the date of this consent.

Reason: *To conform with Regulation 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, and to enable the Local Planning Authority to consider any proposals beyond this period in the interests of safeguarding the amenity value of the tree(s).*

2. The works hereby approved shall be carried out in strict accordance with the details in the application documentation and shown on the following approved plans:

Sketch Plan

Reason: *For the avoidance of doubt and to ensure that any works are carried out only in accordance with the terms of this permission in the interests of visual amenities of the area in accordance with Policies GE1 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan.*

3. The works hereby approved shall only be carried out in strict accordance with British Standard BS3998: 2010 - Tree Work Recommendations, or any equivalent standard. All tree surgery works undertaken must be compliant with current guidance on biosecurity.

Reason: *To ensure that the works are carried out in the best interests of the health of the tree[s] in accordance with Policies GE3 and GE4 of the Coventry Local Plan 2017.*