

Please ask for: Mrs. W. Rowe

Extension No: 4584

E-Mail: wendyrowe@cannockchasedc.gov.uk

16 June 2026

Dear Councillor,

Planning Control Committee

3:00pm, Wednesday 24 June 2026

Council Chamber, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda. The meeting will commence at 3.00pm or at the conclusion of the site visit, whichever is later. Members should note that the following site visits have been arranged:

Application Number	Application Location and Description	Start Time
CH/26/108	Sheepwash Row, Slitting Mill Road, Slitting Mill, Rugeley, WS15 2UX Erection of a detached 3-bed dwelling.	2.15 pm
TPO: 2025/08	Land adjacent 1 Midhurst Drive & 2 Chancery Drive, Hednesford Tree Preservation Order Confirmation.	2.35 pm

Members are requested to meet at 2.15 pm at Sheepwash Row, Slitting Mill Road, Slitting Mill, Rugeley, WS15 2UX.

Please note that, following a risk assessment, Members undertaking site visits must wear full PPE or they will not be permitted on to the site. PPE in this case constitutes a hard hat, Hi-Viz vest, and safety footwear.

Yours sincerely,



Tim Clegg
Chief Executive

To Councillors:

Fisher, P. (Chair)
Fitzgerald, A. (Vice-Chair)

Cecil, D.	Mawle, D.
Deakin, S.	Millington, G.
Freeman, M.	Parkes, J.
Gaye, D.	Prestwood, J.
Jones, V.	Sheppard, M.
Lyons, N.	

Agenda

Part 1

1. **Apologies**
2. **Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**
To declare any personal, pecuniary, or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.
3. **Disclosure of Details of Lobbying of Members**
4. **Minutes**
To approve the Minutes of the meeting 29 April 2026 (enclosed).
5. **Report of the Development and Policy Manager**
Members wishing to obtain information on applications for planning approval prior to the commencement of the meeting are asked to contact the Development and Policy Manager. Details of planning applications can be accessed on the Council's website by visiting www.cannockchasedc.gov.uk/residents/planning-and-building-control/development-control/11-view-planning-applications-and-make

Site Visit Applications

Application Number	Application Location and Description	Item Number
1. CH/26/108	Sheepwash Row, Slitting Mill Road, Slitting Mill, Rugeley, WS15 2UX Erection of a detached 3-bed dwelling	5.1 - 5.16

Application Number	Application Location and Description	Item Number
2. TPO: 2025/08	Land adjacent 1 Midhurst Drive & 2 Chancery Drive, Hednesford Tree Preservation Order Confirmation	5.17 – 5.51

Cannock Chase Council
Minutes of the Meeting of the
Planning Control Committee
Held on Wednesday 29 April 2026 at 3:00pm
in the Council Chamber, Civic Centre, Cannock

Part 1

Present:
Councillors

Fisher, P. (Chair)
Cartwright, S. (Vice-Chair)
Elson, J. Lyons, N.
Fitzgerald, A. Mawle, D.
Hill, J. Samuels, G.
Jones, P.

50. Apologies

Apologies for absence were received from Councillors J. Aston, V. Jones, S.J. Thornley and L. Wilson.

51. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

Nothing declared.

52. Disclosure of Details of Lobbying by Members

None.

53. Minutes

Resolved:

That the Minutes of the meeting held 4 February 2026 be approved as a correct record.

54. Planning Application CH/25/0290, Land adjacent to Greenslade, Victoria Street, Hednesford – Erection of a three-bed detached dwelling

Following a site visit consideration was then given to the report of the Development and Policy Manager (Item 5.1 - 5.22) *(presented by the Planning Officer)*.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

Prior to the commencement of works above ground level, details of the proposed finished floor levels must be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the existing and finished ground levels and illustrate the proposed finished floor levels in relation to the surrounding dwellings.

Reason: To protect residential amenity and ensure that the proposal would not result in overlooking impacts, in accordance with the NPPF.

55. Planning Application CH/26/024, 85 Bar Sport, High Green, Cannock, WS11 1BJ – Retrospective application for change of use to allow for the retention of external bar area within car park, including siting of transit containers

Following a site visit consideration was given to the report of the Development and Policy Manager (Item 5.23- 5.37 *(presented by the Planning Officer)*).

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

56. Application CH/26/101, 500B Littleworth Road, Cannock, Staffordshire, WS12 1JB – side extension with dormer to rear, and single storey front extension following demolition of existing garage

Consideration was given to the report of the Development and Policy Manager (Item 5.38 - 5.46 *(presented by the Planning Officer)*).

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons outlined therein.

The meeting closed at 3.37pm.

Chair

Application No: CH/26/108

Location: Sheepwash Row, Slitting Mill Road, Slitting Mill, Rugeley,
WS15 2UX

Proposal: Erection of a detached 3-bed dwelling

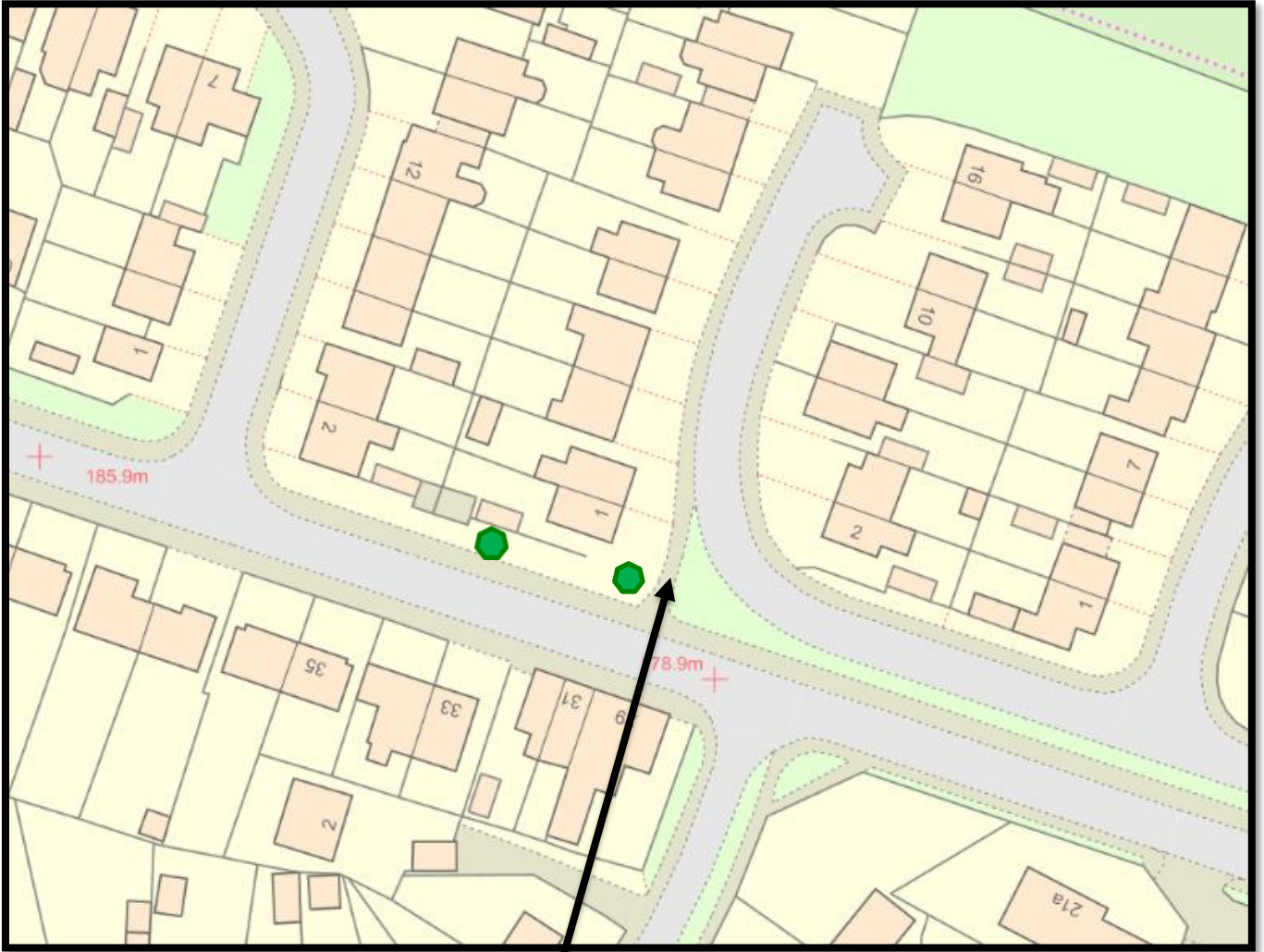


Site Visit Meeting Point

Site Visit Plan

Tree Preservation Order Ref: 2025/08

Location: 1 Midhurst Drive & 2 Chancery Drive, Hednesford, WS12 4RF



Site Meeting Point

Site Visit Plan

Application No: CH/26/108

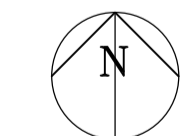
Item 5.1

Location: Sheepwash Row, Slitting Mill Road, Slitting Mill, Rugeley,
WS15 2UX

Proposal: Erection of a detached 3-bed dwelling



Site Location Plan



JOHN REYNOLDS & ASSOCIATES
 ARCHITECTURAL CONSULTANT
 3 Meadow Close
 Hednesford
 CannockStaffs
 WS12 2PD
 Tele 07710 359905
 E mail johnreynoldsandassociates@gmail.com

client
MR + MRS.A.PEARSON
 The Old Barn
 Fair Oak
 Slitting Mill Road
 Rugeley WS15 2UN
 contact
PROPOSED DOMESTIC DWELLING
 Feb 2026
 D R N o
2026:02:11:03

proposed site plan 1:250

Planning Control Committee

24th June 2026

Application No:	CH/26/108
Received:	26 th March 2026
Location:	Sheepwash Row, Slitting Mill Road, Slitting Mill, Rugeley, WS15 2UX
Parish:	Brindley Heath CP
Ward:	Etching Hill & the Heath
Description:	Erection of a detached 3-bed dwelling
Application Type:	Full Planning Application

The application is being presented to Members at Planning Control Committee at the request of the applicant.

RECOMMENDATION

Refuse, for the following reasons:

1. The site lies within the West Midlands Green Belt.

The proposed erection of a new detached dwelling, together with associated residential curtilage and associated paraphernalia, access and parking works would constitute inappropriate development in the Green Belt. The proposal does not meet any of the exceptions as set out in paragraph 154 of the National Planning Policy Framework.

By reason of its siting, scale and the introduction of domestic built form and activity on this open site, the proposal would fail to preserve the openness of the Green Belt and would conflict with the purposes of including land within it,

in particular safeguarding the countryside from encroachment and checking unrestricted sprawl.

In accordance with paragraph 153 of the National Planning Policy Framework, inappropriate development is, by definition, harmful to the Green Belt and substantial weight is attached to that harm.

No very special circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt and any other harm arising from the proposal.

The proposal is therefore contrary to paragraphs 142, 143, 153 and 154 of the National Planning Policy Framework and Policies SO7.5 SO7.6 of the Cannock Chase Local Plan 2018–2040.

Reason for Refusal of Planning Permission

In accordance with paragraph (38) of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development. However, in this instance the proposal fails to accord with the Local Plan and the National Planning Policy Framework.

Consultations and Publicity

Statutory Consultations

Brindley Heath Parish Council – No objection.

Staffordshire County Council (Highways) - No objection, subject to conditions.

Non Statutory Consultations

Environmental Health – no objection.

Ecology Officer – No objection.

Planning Policy Team – Objection, the proposal conflicts with national Green Belt policy.

Landscape Officer – Objection, due to the detrimental impact upon the openness of the Green Belt and the National Landscape.

Response to Publicity

The application has been advertised by neighbour letter. 5no representations have been received, all of which object to the proposal. The comments are summarised as follows:

Material

- An incorrect post code has been provided.
- The proposal conflicts with Green Belt policy and does not constitute an infill site.
- The proposal doesn't include ecological enhancements.
- The scheme will have a detrimental impact on local wildlife.

Non- Material

- The works that the applicant alludes to have only taken place over the last few months.
- The applicant hasn't clearly set out their intention for the land, as they state it's for their retirement but also refer to using it for a smallholding.

Relevant Planning History

None.

1.0 Site and Surroundings

- 1.1 The application site comprises an open parcel of meadow land, bordered by mature trees. The site is located within the Green Belt and the Cannock Chase National Landscape. A collection of brick and corrugated iron structures are located in the north-eastern section of the site, of which appear to be disused. The site is access from Slitting Mill Road to the east. The site lies outside a defined settlement boundary and is within a predominantly rural location. A small number of dwellings are located along Slitting Mill Road, with a row of terraced properties located opposite the site.
- 1.2 The site is within Flood Zone 1 and a Coal Authority Low-Risk Area. The site is also within a Mineral Safeguarding Zone.

2.0 Proposal

- 2.1 The applicant is seeking consent for the erection of a 3-bedroom dwelling, in the centre of the application site, to the south of existing buildings of which are to be retained under the scheme. The proposal is a single storey bungalow, comprising floor to ceiling windows to the rear, protruding gable windows and a wooden frame porch. Front and rear amenity areas are proposed.
- 2.2 Access is to be taken from Slitting Mill Road, at the existing point, with an existing access track, of which is largely grassed over, to be finished with Breedon Gravel. A new driveway will be taken from the track to serve the dwelling, of which will also be finished with gravel. There is parking provision for 1no vehicle on the site's frontage and 2no within the proposed garage.

3.0 Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan (2018-2040) and the Minerals Local Plan for Staffordshire (2015 – 2030).
Relevant policies within the Local Plan include: -

- POLICY SO1.2 ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT
- POLICY SO2.2: SAFEGUARDING HEALTH AND AMENITY
- POLICY SO5.7: PARKING PROVISION
- POLICY SO5.3 LOW AND ZERO CARBON TRANSPORT
- POLICY SO7.1: PROTECTING, CONSERVING AND ENHANCING BIODIVERSITY AND GEODIVERSITY
- POLICY SO7.2: BIODIVERSITY NET GAIN
- POLICY SO7.4: PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER

- POLICY SO7.5: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE NATIONAL LANDSCAPE
- POLICY SO7.6: PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT

3.4 Minerals Local Plan for Staffordshire

- Policy 3: - Safeguarding Minerals of Local and National Importance and Important Infrastructure

Other Material Considerations

3.5 The National Planning Policy Framework (NPPF)

Relevant Paragraphs:

8:	Three Dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
48-51:	Determining Applications
115 d), 116:	Highway Safety
131-141:	Achieving Well-Designed and Beautiful Places
142,153, 154, 155:	Protecting Green Belt Land
170-182:	Planning and Flood Risk
189, 190:	National Landscape
192-195:	Habitats and Biodiversity
196-201:	Ground conditions and Pollution
231-233:	Implementation

3.6 Other relevant documents

- Design Guide Supplementary Planning Document, April 2016.
- Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport, July 2005

4 Determining Issues

4.1 The determining issues for the proposed development include: -

- i) Principle of development in the Green Belt
- ii) Design and impact on the character and form of the area, including the National Landscape
- iii) Impact on amenity
- iv) Impact on highway safety
- v) Impact on nature conservation interests
- vi) Drainage and flood Risk
- vii) The applicant's case that very special circumstances exist
- viii) The planning balance and the test as to whether very special circumstances exist.

4.2 Principle of Development

4.2.1 Chapter 13 of the NPPF; Protecting Green Belt land states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

4.2.2 NPPF Paragraph 155 states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a) the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b) there is a demonstrable unmet need for the type of proposed development;
- c) the development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

d) where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156 and 157 below.

4.2.3 The Council has an identified 5.72 year housing land supply and no evidence has been presented to officers of a demonstrable unmet need for this type of development in this location. As such, paragraph 155 is not engaged as all criteria are required to be met, consideration therefore falls to be assessed under Paragraph 154.

4.2.4 Paragraph 154 sets out exceptions to inappropriate development in the Green Belt. In this case, paragraph g) is considered most relevant, as follows:

limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

4.2.5 Annex 2 of the NPPF defines previously developed land as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as hardstanding which have been lawfully developed. Previously developed land excludes land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

4.2.6 In this case, even if parts of the site were to be regarded as previously developed land, the siting of the proposed dwelling is not due to the absence of built form. The proposal would not amount to limited infilling or an acceptable partial or complete redevelopment of that land for the purposes of paragraph 154(g). The proposal seeks to retain the existing structures while introducing a

substantial new dwelling, together with associated domestic curtilage and paraphernalia, access and parking areas, within a separate and currently open part of the site. The effect of the development would therefore be to increase both the extent of built form and the level of domestic activity at the site. Having regard to the site's open character and location within the Green Belt, the proposal would cause substantial harm to the openness of the Green Belt and would not fall within the exception set out at paragraph 154(g) of the NPPF.

4.2.7 As none of the exceptions set out in paragraphs 154 or 155 of the NPPF are considered to apply in this case, the proposal constitutes inappropriate development in the Green Belt. In accordance with paragraph 153 of the NPPF, inappropriate development is, by definition, harmful to the Green Belt and substantial weight should be given to that harm. Planning permission should not be granted except in very special circumstances.

Applicants Case for Very Special Circumstances

4.2.8 Within their supporting statement, the applicant sets out the following justification that the proposal would not conflict with Green Belt Policy:

- A new dwelling at the site would increase its security and prevent trespassing and vandalism.
- A new dwelling would enhance the biodiversity of the site, as the applicant has planted a substantial amount of wild meadow seed as well as installing bird boxes. The applicant alludes to the Council granting permission for buildings in the Green Belt on security grounds, but does not reference specific planning cases.

4.2.9 Officers have reviewed the statement and the justification provided does not outweigh the identified harm to the character and openness of the Green Belt. A new dwelling is not considered necessary to provide increased security measures at the site, as this can be achieved through alternative measures. Similarly with enhancing the biodiversity of the site, it is not necessary for a new dwelling to be constructed on the site to achieve this.

4.2.10 It is not considered that the proposed would meet any of the rural exceptions set out in Policies SO3.1 and SO4.4, nor at Paragraph 84 of the NPPF.

4.2.11 Paragraph 84 of the NPPF specifically references that planning decision should avoid the development of isolated homes in the countryside unless one or more of the identified circumstances apply. It is not considered that any of these circumstances apply to the proposed development, it should also be noted that none of these circumstances override the protections offered by the designations of Green Belt and National Landscape.

4.2.12 The site is within the Green Belt and the Cannock Chase National Landscape and is outside of a defined settlement boundary and the built-up area. The site has not been subject to allocation in the adopted Local Plan and is not considered to be in a sustainable location. The Very Special Circumstances put forward by the applicant are not sufficient to outweigh the identified harm to the character and openness of the Green Belt and does not comply with paragraph 154(g) of the NPPF. As such, due to the sites location within the Green Belt and Cannock Chase National Landscape, the principle of development in this location would be contrary to the Cannock Chase District Local Plan (2018-2040) and the NPPF.

4.3 Design and the Impact on the Character and Form of the National Landscape

4.3.1 The application site is located within an area that lies between the large built-up areas of Cannock and Rugeley and forms the largest expanse of undeveloped and open land within the District. Largely comprising of Cannock Chase National Landscape and Special Area of Conservation (SAC). As a result of these constraints, the area contains little development and any development within the area is rural in character.

4.3.2 The Framework at Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The proposal conflicts with this guidance, as it comprises a new, substantial dwelling within a separate part of the site and detached from the existing on site-built structures, of which are to be retained.

The proposal will introduce a tighter grain of development at the site, of which is currently an open, grassed parcel of land. As such, the proposal would not be well-related to existing surroundings and successfully integrate with existing features of amenity value and therefore conflicts with policy SO7.5 of the Local Plan and the NPPF.

- 4.3.3 It is noted that 5no neighbour objections have been received to the proposal. Most objections relate to the principle of the development and its impact upon wildlife and the Cannock Chase National Landscape, which has been addressed above.

4.4 Impact on Amenity

- 4.4.1 Given the nature and scale of the development proposal and the generous size of the plot , together with the position of the proposed dwelling in relation to the neighbouring properties and existing structures the development proposals are a sufficient distance from neighbouring properties to the east and south to not give rise to issues relating to overlooking or overshadowing.

- 4.4.2 As such, the scheme is considered to be compliant with POLICY SO2.2 of the Local Plan as well as relevant guidance contained within the NPPF.

4.5 Impact on Highway Safety

- 4.5.1 Paragraph 116 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 4.5.2 The proposed site access is as existing from Slitting Mill Road at a width of which will accommodate one-way vehicle movement at any given time. The proposed visibility splay is as existing however it has not been demonstrated within submitted plans. The Highway Authority have requested this to be demonstrated, however as the proposal is recommended for refusal this has not been sought from the applicant.

- 4.5.3 3no parking spaces are proposed, with a double garage providing two of these parking spaces. The internal dimensions of the garage are sufficient to

accommodate two vehicles and therefore comply with current national guidance.

4.5.4 A waste collection point has been provided adjacent to Slitting Mill Road and the Highway Authority are satisfied with these arrangements.

4.5.5 As such, the proposal is unlikely to generate a noticeable intensification of traffic and therefore would not cause a significant impact on the adjacent highway network and therefore complies with paragraph 116 of the NPPF.

4.6 Impact on Nature Conservation Interests

4.6.1 Neighbour objections raising concerns in relation the impact of the scheme on local wildlife, and the lack of ecological enhancements, are noted. The proposed dwelling is located in proximity to existing agricultural buildings, which may have the potential to support breeding barn owl, a Schedule 1 protected species. If one of these structures is used as a breeding site, the development could result in disturbance, particularly during the construction phase. Further information should therefore be provided to robustly demonstrate whether this potential can be excluded, for example due to lack of access or the absence of suitable internal nesting opportunities. As the application has been recommended for refusal, Officers have not sought this information from the applicant.

4.6.2 The Ecology Officer has no objection to the scheme on ecological grounds. The Landscape Officer has no objection to the scheme on arboricultural grounds. However, the Landscape Officer has objected to the scheme due to its detrimental impact upon the character and openness of the Green Belt and the National Landscape. Whilst these concerns are noted, respectfully, the acceptability of the scheme in this regard should be left to the Case Officer to determine, which has been set out at section 1 of this report.

Biodiversity Net Gain

4.6.3 In England, biodiversity net gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning applications which do not meet certain exemptions must deliver at least a net gain in biodiversity of 10%. This is

calculated utilising the Statutory Metric. It is considered that the proposal would be exempt from the BNG requirement as it meets the exemption of being a self / custom build.

4.6.4 In respect of the above, the scheme is compliant with the National Planning Policy Framework and Local Plan Policy SO7.1.

4.7 Drainage and Flood Risk

4.7.1 The site is located in Flood Zone 1 on the Environment Agency's Flood Zone Maps and therefore is in the zone least at risk of flooding.

4.7.2 The proposal lies within a predominantly rural, undeveloped area however it does front a main road and there are residential properties within the surrounding area. As such, it is likely that there is existing drainage infrastructure for any new development at the site to connect to. As such, there are no concerns in respect of surface flooding, and the scheme complies with the Local Plan and the NPPF in this regard.

4.8 Other Matters

4.8.1 Neighbour comments relating to the incorrect postcode being provided are noted. Officers confirm that the submitted location plan is correct and the site is easily identifiable from this and consultees have provided comments on the correct site. As such, Officers have no concerns in this regard.

5.0 Human Rights Act 1998 and Equality Act 2010

Human Rights Act 1998

5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to refuse the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

Equality Act 2010

- 5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited;

Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

6 Conclusion

- 6.1 The site is in the West Midlands Green Belt wherein there is a presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should only be allowed where very special circumstances have been demonstrated to exist. Very special circumstances can only exist where the harm to the Green Belt and any other harm is clearly outweighed by other considerations.
- 6.2 The proposed development by virtue of its siting and design would fail to preserve the openness of the Green Belt and would conflict with the purposes of including land within it and hence constitutes inappropriate development. As such the proposal is harmful to the Green Belt and, in accordance with paragraph 153 of the NPPF substantial weight should be afforded to that harm.

6.3 In light of the above, it is concluded that the harm to the Green Belt is not clearly outweighed by other considerations and that very special circumstances to justify approval of the application have not been demonstrated to exist to such an extent as to outweigh the harm. As such, it is recommended that the application be refused for the reasons given at the beginning of the report.

Contact Officer:	Peter Scholes
Telephone No:	Ex 4225

Planning Control Committee 24 June 2026
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Tree Preservation Order Reference:	2025/08
Received:	
Location:	Land adj 1 Midhurst Drive & 2 Chancery Drive, Hednesford
Parish:	
Ward:	Hednesford Pye Green
Application Type:	Tree Preservation Order Confirmation

Reason for committee decision:

Whilst no formal objection had been raised to the TPO, a Pre Application Letter of Claim was served on the Council in respect of a potential claim for damage. The Councils Legal Services advised that this letter should be treated as an objection. The matter has therefor to be duly considered with the associated comments by the Committee, in order to confirm or not the TPO.

Recommendation:

That TPO 2025/08 be confirmed with the modification to omit T3 from the Order

Reason(s) for Recommendation:

1	Policy Context
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- 1.1 Section 198 of The Town and Country Planning Act 1990 (as amended) empowers Local Planning Authorities to protect trees or woodlands in their area in the interest of amenity by making tree preservation orders.
- 1.2 Local Planning Authorities can make a Tree Preservation Order (TPO) if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'. In this respect, 'expediency' means that there is a risk of trees being felled or pruned severely so as to spoil the amenity of the trees or be detrimental to the health of the trees. An Order

prohibits the cutting down, topping, lopping, uprooting or wilful destruction of trees without the Local Planning Authority's written consent.

- 1.3 Amenity, whilst not defined in law, is a matter of judgement for the Local Planning Authority. In terms of the purpose of TPOs, they should be used to protect selected trees and woodlands if their destruction or removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order, they should be able to show that protection would bring a reasonable degree of public benefit in the present or future. Matters to consider are:

Visibility

The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

Individual, collective and wider impact

Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- size and form;
- future potential as an amenity;
- rarity, cultural or historic value;
- contribution to, and relationship with, the landscape; and
- contribution to the character or appearance of a conservation area.

Other factors

Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.

- 1.4 An Order comes into effect on the day that it is made, and once made, interested parties have a minimum of 28 days to make representations either supporting or objecting to the Order. A Local Planning Authority has six months in which to confirm the Order or to decide not to confirm it. An Order cannot be confirmed unless the LPA has considered duly made representations made in response to the Order.

2 Description of Site and Tree

- 2.1 The trees are growing on a grass verge on the northeast side of Bradbury Lane adjacent No.1 Midhurst Drive and 2 Chancery Drive, Hednesford.



Google Street view 2025

- 2.2 The trees consisted of two maples and one multi stemmed False Acacia. One maple (T3) growing adjacent the gable wall of 2 Chancery Drive was however felled prior to the serving of the TPO, as a result of direct damage to the roof of No. 2. The second Maple (T2) is located adjacent the rear garden of No.1 Midhurst Drive and the False Acacia (T3) is located adjacent the front drive of the latter property.
- 2.3 The trees are highly visibly features along Bradbury Lane and thus contribute significantly to the streetscene.
- 2.4 The trees are growing on land that falls under the responsibility of Staffordshire Country Council as Highway Maintained at Public Expense (HMPE).

3 Representations

- 3.1. A 'Pre Action letter of Claim' was served on Cannock Chase Council on the 21st January 2026 by solicitors representing the owner of No. 1 Midhurst Drive in relation to Trespass and Nuisance with regard to damage caused by a False Acacia tree (T3 of TPO 2025/08) in terms of root damage to a block paved drive.
- 3.2 Information submitted with the Pre Action letter included photographs of the drive and a tree report which purported that tree roots had cause issues with the drive and stating the tree should be removed.
- 3.3 The Council legal services section advised that the Pre Action letter should be treated as an objection.
- 3.4 Prior to the above, an email of 17 December 2025 from the solicitors advised that their client had been maintaining the land and tree but that the tree was becoming increasingly problematical and causing lifting of the block paving.

4 Response to Representations

- 4.1. The Pre Application letter of Claim has been refuted on the grounds that Cannock Chase District Council does not own nor has maintained the land and additionally no TPO application has been made to fell the tree.
- 4.2 There is evidence that block paving is being disturbed slightly by root growth as per photos within the tree report.
- 4.3 The block paved driveway was constructed in mid 2020. This involved removal of the former concrete drive and adjacent hedge/shrub planting and excavation of a strip of the adjacent grass verge (as evident in Google streetsence view below)



July 2018



Nov 2020

This would likely have resulted in cutting of any roots from the tree within that area. A new evergreen hedge was planted alongside the new driveway at that time.

- 4.3 The arboricultural report confirms that the inspection undertaken was a preliminary, non-intrusive assessment carried out from ground level without detailed investigation. No intrusive works, such as excavation or root tracing, have been undertaken to identify the origin, extent, or influence of the roots observed.
- 4.4 Whilst the proximity of the tree to the driveway means it may be a potential contributor, proximity alone is insufficient to establish causation. The report relies on generalised assumptions regarding root behaviour rather than site-specific evidence demonstrating that the roots beneath the driveway emanate from this particular tree and not the hedge.
- 4.5 Furthermore, the report does not consider or exclude other common causes of block paving displacement, including sub-base failure, installation defects, or general settlement. In the absence of such analysis, the Council does not accept that it has been demonstrated, on the balance of probabilities, that the tree is the cause of the alleged damage.
- 4.6 A Staffordshire County Councils Highways tree officer has inspected the site and found the tree to be in good health. They advised that they would allow, subject to a Tree Works application approval, for any tree roots affecting the driveway to be cut back to the property boundary i.e. the edge of the driveway, given that the hedge is on land that forms part of the HMPE.
- 4.7 Block paving is a flexible surface and as such can easily be relaid once any roots have been removed. The inclusion of a root barrier between the hedge and drive

would be strongly recommended to avoid future root incursion from either tree or hedge.

- 4.8 The existence of a Tree Preservation Order does not Prevent appropriate works from being undertaken where justified. Applications for works to protected trees can be made and are determined in accordance with the relevant statutory framework. The presence of a TPO does not, of itself, give rise to liability by Local Planning Authority.

5 Human Rights Act 1998 and Equality Act 2010

Human Rights Act 1998

- 5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to confirm the Order accords with the relevant legislation which aims to secure the proper planning of the area in the public interest.

Equality Act 2010

- 5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

6 Conclusion

- 6.1 In respect to all matters of acknowledged interest and all relevant legislation, it is considered that TPO 2025/08 should be confirmed with one modification to remove T3, as this tree was previously removed.

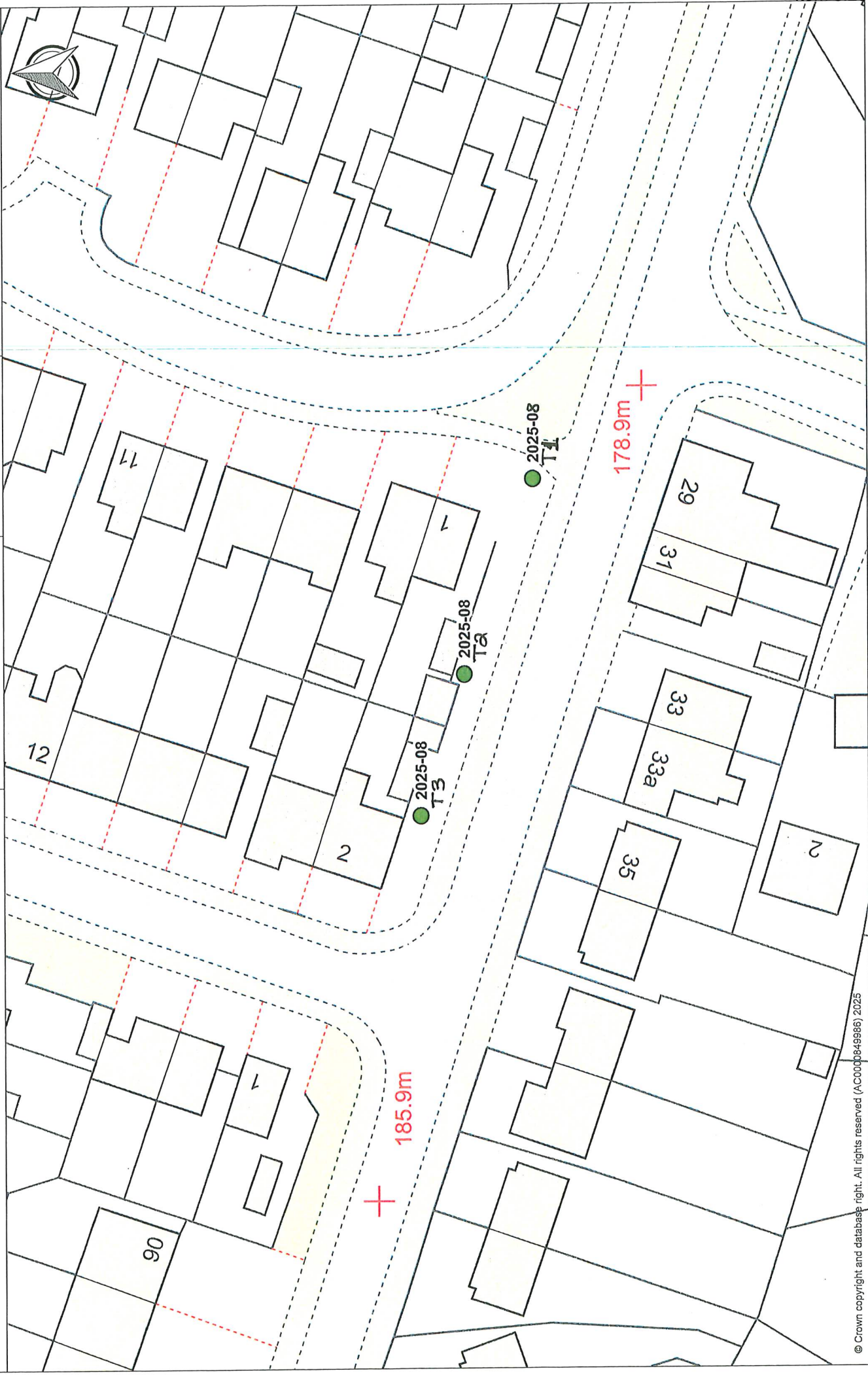
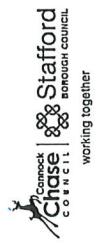
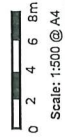
7 Enclosure

- 7.1 TPO plan
- 7.2 Hand Morgan Own Pre Action Letter
- 7.2 Tree report THC/2025/11/03AS

Cannock Chase Council - Tree Preservation Order 2025-08

Bradbury Lane - Land Adj 1 Midhurst Drive & 2 Chancery Drive,
Hednesford, Cannock, WS12 4RF & 4RE

Author: P. Scholes
Date: 31/12/2025



HAND MORGAN & OWEN

W: www.hmo.co.uk
D: 21 January 2025
REF: PN/PC/L100700002

Cannock Chase District Council
28 Beecroft Road
Cannock
WS11 1BG

Dear Sirs

Pre-Action Letter of Claim

Our Clients: [REDACTED]

Trespass & Nuisance: 1 Midhurst Drive Hednesford WS12 4RF

We are instructed by our clients to bring a claim against the Council in respect of damage caused to their property caused by a False Acacia Tree on an adjoining plot of land owned and/or maintained by the Council. This is a Pre-Action Letter of Claim in accordance with the Practice Direction on Pre-Action Conduct.

Enclosures

Please find enclosed with this letter:

- 1 Land Registry Office Copy and Plan in respect of our clients property.
- 2 Photographs of the offending tree.
- 3 An expert report from Mr. A L Smith Chartered Arboriculturist.
- 4 Quotation from Clean & Tidy to repair the drive to 1 Midhurst Drive.

Background

Our clients have owned and occupied their property as shown on the enclosed Land Registry Office Copies for 47 years.

Facing the property from the front there is a small strip of land on the lefthand side

Please respond to: Albion House, 3 Albion Street, Rugeley WS15 2BY
Partners: Amy Glover LLM, TEP & Victoria Follows (BA Hons), PG Dip Agr

Also available at: 17 Martin Street, Stafford ST16 2LF

Authorised and regulated by the Solicitors Regulation Authority (50587).
Service by email is not accepted.

owned and/or maintained by the Council (we believe this is unregistered).

On this land is an overgrown false acacia tree as can be seen from the enclosed photographs. Its roots have caused the paving on our clients' driveway to be raised, causing damage and a tripping hazard.

Our clients have contacted you concerning to have the tree either cut back or ideally removed. You have declined to do so citing a Tree Preservation Order.

We understand that since communications from our client the Council is seeking to put a Tree Preservation Order in place. This is largely academic, as under the Tree Preservation Order it is the Council's responsibility to maintain the Tree, nonetheless we query the wisdom of this.

As you will note from our clients' expert evidence, the tree is unsuitable for this location given the way its roots spread. It has been identified that properties as far as three houses down have the roots in their garden.

The Legal Position

Our clients have claims in Trespass and Nuisance in respect of the roots and their encroachment and negligence for the failure to properly maintain the tree and consider the spread of its roots.

Our clients have suffered damage as a consequence. Their driveway will require significant and ongoing repairs unless the tree is removed.

The Remedy Sought

If our clients were to pursue County Court Proceedings they would seek the following:

- The cost of making good the damage to their drive in the sum of £1,426 (please see attached quotation).
- General Damages for Trespass and Nuisance.
- Solicitors costs in accordance with the fixed costs regime for the Fast Track (we would suggest that this is a Band 2 complexity matter).
- The cost of their expert report £420.00

If matters can be resolved at an early Pre-Action Stage our clients would be open to negotiating on some of the above-mentioned points.

The Next Steps

If it is your intention to resist this claim please provide an acknowledgment to this correspondence within 14 days and a detailed response within 28 days. Alternatively,

HAND MORGAN & OWEN

PAGE 3

our clients invite your proposals to resolve matters.

Please note that our clients are open to considering Alternative Dispute Resolution to resolve matters.

We look forward to hearing from you.

Yours faithfully


Hand Morgan & Owen


Enc.

1 MIDHURST DRIVE
HEDNESFORD
Nr CANNOCK
WS12 4RF

Report Prepared by

*A L Smith M Arb CEnv MICFor F Arbor A
Chartered Arboriculturist*

Page 1/19

Summary

The purpose of this report is to provide an arboricultural assessment of the tree within a strip of land adjacent to 1 Midhurst Drive.

The report concludes that the False Acacia is causing a nuisance to the residents of 1 Midhurst Drive. The only remedy is to remove the tree and treat the stump with herbicide to prevent re-growth and lessen sucker production.

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INTRODUCTION

- 1.1 **Brief** This report has been commissioned by [REDACTED] to survey the tree in a strip of land adjacent to their property at 1 Midhurst Drive, Hednesford, WS12 4RF. The survey will provide management information regarding the condition of the tree and actions required where necessary.
- 1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and include a summary in Appendix 1.
- 1.3 **Documents and information provided:** I was not provided with no additional information.
- 1.4 **Relevant background information:** It was confirmed by email that the tree is not protected by a Tree Preservation Order and the site is not within a Conservation Area.
- 1.5 **Scope of this report:** This report is only concerned with surveying the tree adjacent to the site.

SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out an accompanied site visit on the 31st October 2025. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I only surveyed trees that were within the area indicated on the supplied plan. I did not have access to trees outside the boundaries. The weather at the time of inspection was overcast.
- 2.2 **Brief site description:** The site is a strip of grassed land adjacent to 1 Midhurst Drive located between Bradbury Lane and Midhurst Drive. It is presumed the site is within the ownership of CCDC although maintained by 1 Midhurst Drive.

- 2.3 **Identification and location of the trees:** All the relevant information on the tree is contained within this report and the provided documents. I have used a Google Earth image to locate the tree for ease of identification.
- 2.4 **Collection of basic data:** I inspected each tree and have indicated the numbering within the data sheets at Appendix 2 to this report. For each tree I collected information on species, height, diameter, and maturity I have recorded this information in the tree schedule included as Appendix 2 I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

APPRAISAL

- 3.1 **Relevant references:** I have used Visual Tree Assessment techniques to survey the trees on site. The gathered data on the tree is at Appendix 2 to this report.
- 3.3 **T1 False Acacia:** The tree has four stems emanating from ground level. The form of the tree is like other False Acacias in that they are often multi stemmed. The tree is obstructing the nearby lamppost and obscuring the light. The base of the tree is within 1.5m of the driveway accessing 1 Midhurst Drive.
- 3.4 False Acacias do have a rooting habit that spreads vegetatively by surface roots sending up new shoots. This is a normal habit for them and makes them unsuitable for planting in hard surface areas. Shoots off this tree have been reported to have surfaced up to 3 gardens away. This is the only False Acacia in the immediate area. Suckers have also been reported to have grown out of the road drain nearby in Bradbury Lane.
- 3.4 The driveway of 1 Midhurst Drive has been disturbed by the presence of the tree. Roots tend to go very close to the surface near the tree and under hard surfaces. This is because condensation from temperature changes occurs on the underside of hard surfaces and trees will source readily available moisture.

- 3.5 The roots of the tree are trespassing onto the property of [REDACTED]. They are entitled to sever the roots at the boundary to prevent this actionable nuisance occurring. However, this action is likely to make the tree unstable and liable to windthrow. Therefore, removal of the tree in a timely fashion would also prevent the nuisance occurring and would be a more sensible option to root severance.

RECOMMENDATIONS

- 4.1 To abate the nuisance this tree is causing it should be removed and the stump treated to prevent re-growth and lessen sucker production. Stump grinding will remove the stump however suckering is still likely to occur.
- 4.2 **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research.
- 4.3 **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence

A L Smith M Arb CEnv MICFor F Arbor A

Chartered Arboriculturist

Appendix 1 Qualifications

Qualifications and experience of Andrew L Smith

1. **Qualifications:**

Certificate in Arboriculture Royal Forestry Society 1986
Technicians Certificate Arboricultural Association 1988
Master of Arboriculture Royal Forestry Society 1989
Advanced Diploma in Arboriculture and Community Forestry 2001
Cardiff University Accredited Expert Witness 2006
Licensed Practitioner of Quantified Tree Risk Assessment 2006
Professional Tree Inspection, Arboricultural Association / Lantra 2007

2. **Professional Body memberships**

Fellow of the Arboricultural Association
Chartered Arboriculturalist, Institute of Chartered Foresters
Chartered Environmentalist, Society of the Environment

3. **Practical experience:** I have been involved in arboriculture for 51 years and have experience of private and local authority work practices.
4. **Continuing Professional Development:** This is collated and monitored by the professional associations to which I belong and reaches and agreed amount hours per year.

Appendix 2 Tree Schedule and Works Required

Tree No	Species	Crown Spread (m)	Height (m)	Stem Diameter (mm)	Remarks	Works required
1	False Acacia	12	14	450	Multi stemmed tree from ground level, obscuring nearby lamppost, suckering occurring in neighbouring gardens, disturbance of drive surface.	Fell and treat stump to lessen impact of suckering

Explanatory Notes

- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Mathematical abbreviations:** > = Greater than; < = Less than
- **Height:** Height is estimate height to the nearest metre.
- **Spread:** The maximum crown spread is visually estimated to the nearest metre from the centre of the trunk to the tips of the live lateral branches.
- **Diameter:** These figures relate to 1.5m above ground level and are recorded in millimetres. If appropriate, diameter is measured with a diameter tape. 'M' indicates trees or shrubs with multiple stems.
- **Estimated Age:** Age is estimated from visual indicators and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge. Y= < 20Yrs, SM = Half the expected mature age, EM = Two Thirds the expected mature age, M = Mature age, OM = Over mature going into senescence, V = Veteran
- **Distance to Structures:** This is estimated to the nearest metre and intended it as an indication rather than a precise measurement.
- **Condition** P = Poor F = Fair G = Good
- **Tree Protection Zone (TPZ) M²** The area needed surrounding a tree that contains sufficient rooting volume to ensure its survival.
- **Works Required**
 - Formative prune generally entails cleaning through the canopy to remove dead, dying, crossing and rubbing branches. It also includes the removal of epicormic and basal growth, the removal of any unbalanced or misshapen limbs, this will leave the tree in a safe attractive and desirable form
 - Crown lift to a specified height is when lower branches are removed to allow either highway access or pedestrian access. This work is specified where the author has felt that damage may occur to the tree if lower branches are left as they are.
 - Remove ivy instructions mean that at least 300mm should be removed from the base of any ivy growing into a trees canopy; the ivy should be allowed to dieback and then be removed from the tree.

- Monitor refers to an annual check on the condition of a fork that may be prone to movement within it

Appendix 3 Methodology/Philosophy

Tree safety management is a matter of limiting the risk of significant harm from tree failure whilst maintaining the benefits conferred by trees. Although it may seem counter intuitive, the condition of trees should not be the first consideration. Instead, tree managers/owners should consider first the usage of the land on which the trees stand, which in turn will inform the process of assessing the trees.

Appendix 4 Sketch Plan



Fig 1 Location of T1

Appendix 5 Photographs

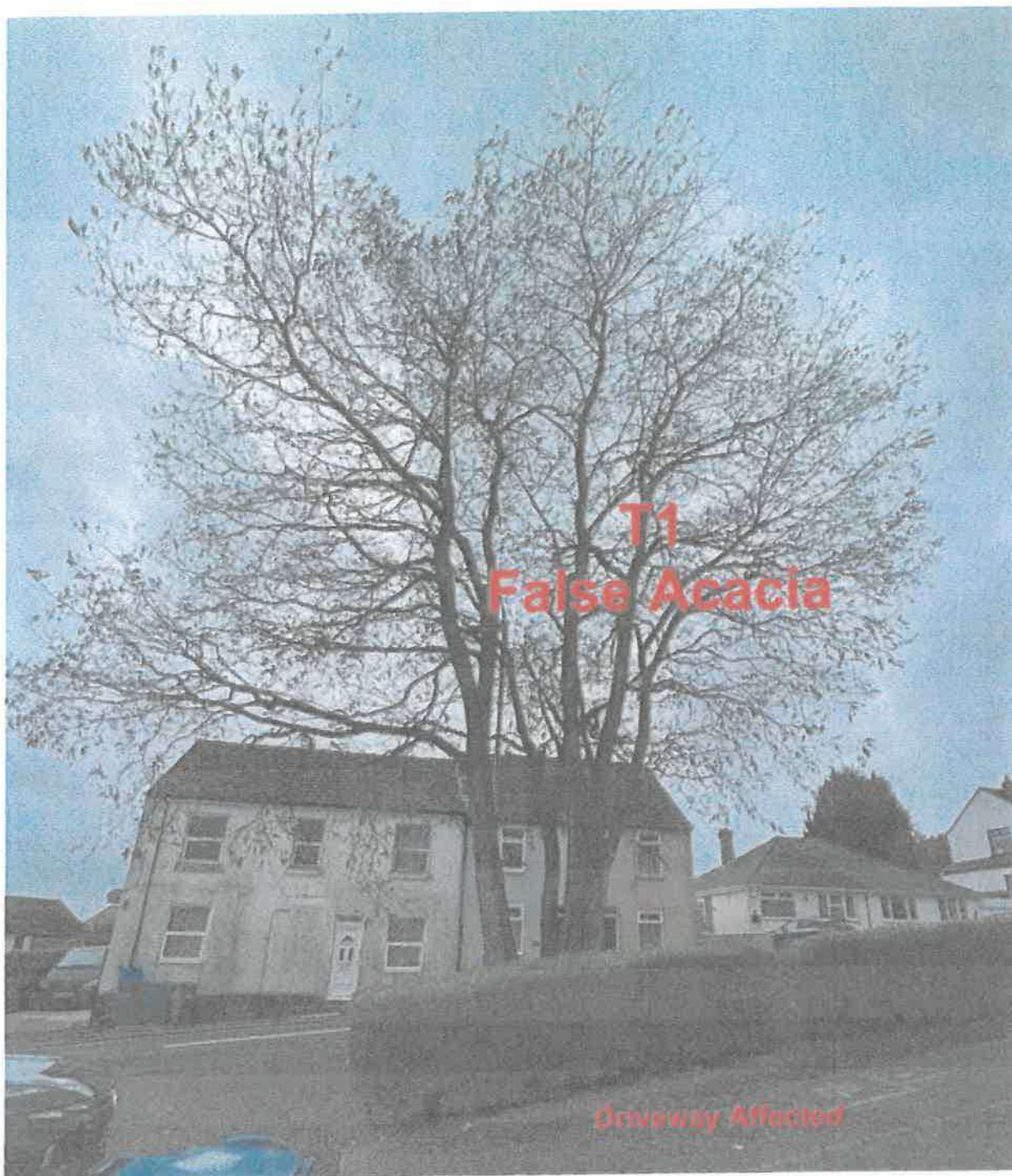


Plate 1 T1 Location in relation to drive



Plate 2 Area of disturbance on drive



Plate 3 Showing distance between tree and drive.

LIMITING CONDITIONS/DISCLAIMERS

Unless stated otherwise

1. The Service

1.1 Tree Health Consulting Ltd agrees to supply arboricultural consulting services of a preliminary nature or a more thorough service as advised or as commissioned.

2. Fees

2.1 The client(s) will settle the agreed fee in full, within 14 days of receiving the invoice. Reports will remain the property of Tree Health Consulting Ltd until full payment has been received. No liability is accepted for the contents of a report that is not paid in full. Any queries should be notified to Tree Health Consulting Ltd within 7 days of the invoice date.

2.2 If the client(s) fails to pay within the time specified in 2.1 then Tree Health Consulting Ltd shall charge the client(s) interest on the outstanding fee, both before and after any judgment, at the rate of 4% above the HSBC base rate, until payment is made in full (A part of a month being treated as a full month for the purposes of calculating interest).

2.3 In the event that it is necessary to recover any outstanding fees from the client(s), the client(s) will fully reimburse any costs and expenses incurred during the recovery period, including court costs. Tree Health Consulting Ltd reserves the right to make a charge for every letter sent and telephone/fax call made, in connection with the recovery.

2.4 Should the arboriculturist be unable to complete the site investigation as a result of conditions outlined in 3.5, then Tree Health Consulting Ltd will charge the client(s) the costs of travel and time spent.

3. Site Investigation

3.1 The scope of the site investigation is preliminary in nature, unless otherwise agreed with the client(s). Where a more detailed investigation is required, the client(s) will be advised accordingly.

3.2 No investigation will be made of any covered, inaccessible, or underground structures (unless specifically stated).

3.3 Investigation of Private Covenants is to be the responsibility of the client/landowner or agent.

3.4 Site investigations are undertaken by experienced and suitably qualified arboriculturists. Observations are taken from ground level only, within the curtilage of the site and public

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accessible areas, where this can be done safely and without undue difficulty. Binoculars are used where necessary. Tree heights, age range and future growth potential are approximate. Unless stated otherwise: 1) information contained within our reports covers only those trees that were examined and reflects the condition of those trees at the time of the inspection; and 2) the inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

3.5 During the site investigation if the arboriculturist considers their personal safety is at risk, or that they would breach the conditions of the Health and Safety at Work Act (1974), then they are entitled to abandon the investigation and advise the client(s) accordingly.

3.6 The inspection may require on-site soil profile analysis and excavation and we cannot be held responsible for damage to any underground services not made known to us by the client/landowner or agent.

3.7 Identification of fungi, insects, or tree disorders is based on field observations and does not include a laboratory analysis (unless specifically stated).

3.8 Soil profile samples are extracted using a hand auger. The identification of soil profile types and soil conditions is based on field observations. No samples are taken for laboratory analysis (unless specifically stated).

4. The Report

4.1 If any part of the report is lost, or altered without the written consent of Tree Health Consulting Ltd, then the entire report becomes invalid.

4.2 The general format of reports is a licensed/certified product and cannot be shown, copied or distributed to third parties without the permission of Tree Health Consulting Ltd. No liability is accepted for the contents of the report, other than to that of the client(s).

4.3 The report will purport not to express any opinion or comment as to the condition or structural integrity of any building and no reliance should be made on any such comments.

4.4 The report does not represent legal advice and no reliance should be placed on any such comments.

4.5 If tree/s are on neighbouring land, the tree owner is ultimately responsible and therefore we would advise that the neighbouring tree owner check with his/her insurance company in order to ascertain if adequate building insurance cover is available in the event of any claims arising from the action of the tree/s.

4.6. Trees are dynamic living organisms and constantly change; therefore, all trees to be retained on site should be further inspected every two years by a qualified Consulting Arboriculturist.

4.7. Scale drawings, technical land surveys and accurate tree plotting data will be supplied if necessary and at extra cost. Non-scale sketch plan drawings may be included as part of the report.

5. Insurance Cover

5.1 All work carried out by Tree Health Consulting Ltd is covered by a £5,000,000 Third Party, Public Liability insurance and a £1,000,000 professional Indemnity insurance.

6. Quality of Craftsmanship

6.1 When appointing a Tree Contractor, please use only suitably qualified and experienced companies (The Local Authority Tree Officer may be able to provide a select list of such companies) and always check that they carry Public and Products Liability Insurance with a minimum of £2 million cover and the relevant Employers Liability Insurance. All tree works must conform rigorously to BS 3998 (2010) 'Recommendations for Tree Work' and as modified by research more recent. Any stump treatment (poisons) must be carried out by a licensed chemical operative.

6.2 Tree Health Consulting Ltd will not accept liability for any works undertaken by any other companies, or contractors.

7. Statutory Provisions

7.1 Before authorising these, or any other tree works, you should contact your Local Planning Authority to ascertain if the trees are the subjects of any Tree Preservation Order or if they are within a Conservation Area, as if either applies, statutory permission will be required before any works can take place

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

The Cannock Chase District Council

TREE PRESERVATION ORDER 2025/08

Bradbury Lane - Land adj 1 Midhurst Drive & 2 Chancery Drive, Hednesford, Cannock, Staffordshire, WS12 4RF & 4RE.

The Cannock Chase District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order -

Citation

1. This Order may be cited as the Cannock Chase District Council Tree Preservation Order No. 2025/08

Interpretation

2. (1) In this Order "the authority" means the Cannock Chase District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

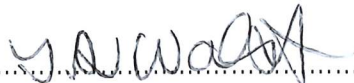
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197

(planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 31st day of December 2025



.....

Natural Environment Manager

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by the Cannock Chase District Council without modification on the
day of 20

OR

This Order was confirmed by the Cannock Chase District Council, subject to the modifications indicated by
on the day of 20

.....
Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Cannock Chase District Council on the
day of 20

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Cannock Chase District Council on the day of
20 by a variation order under reference number....., a copy of which
is attached

.....
Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Cannock Chase District Council on the day of
20

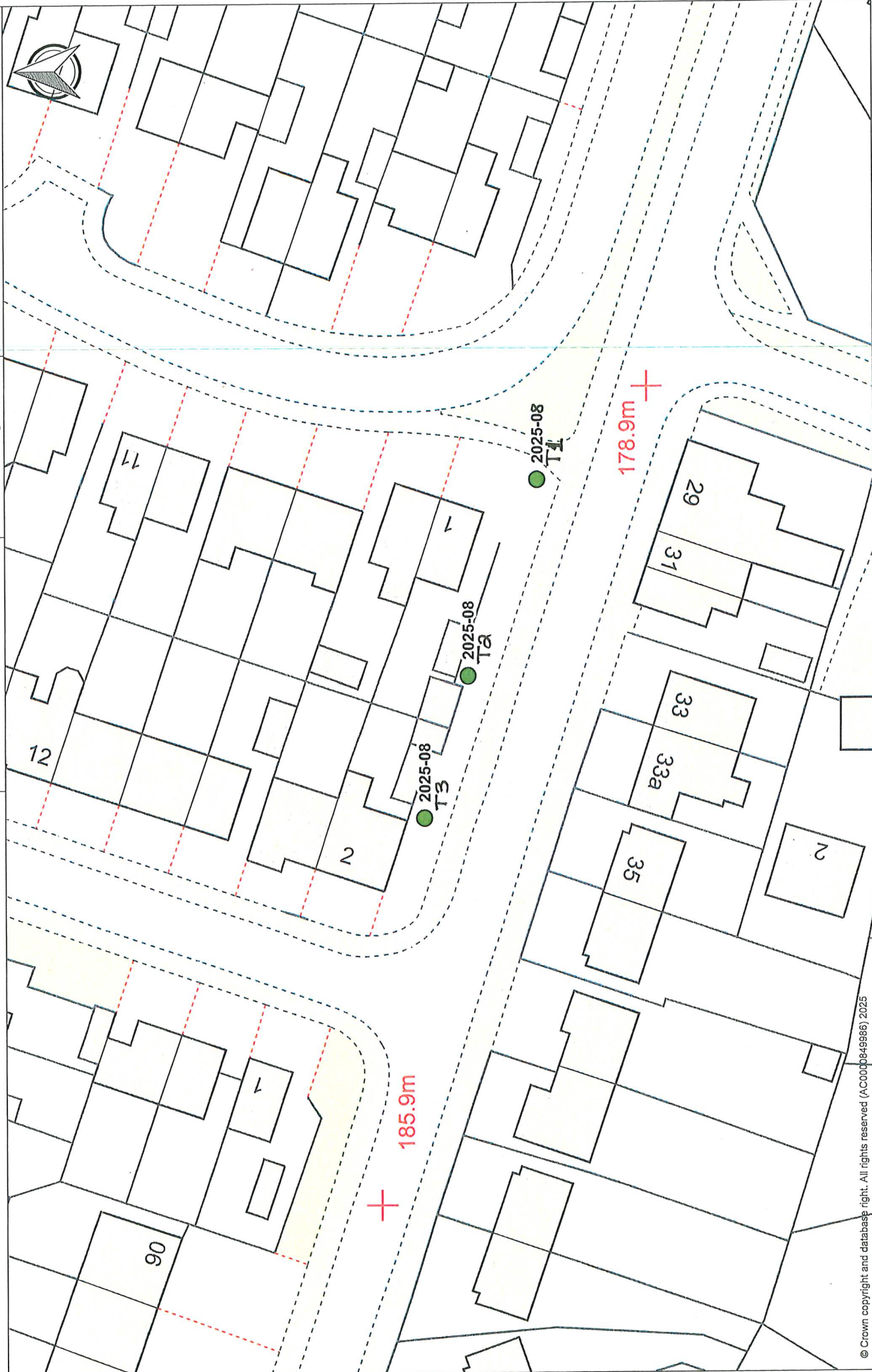
.....
Authorised by the Council to sign in that behalf

Cannock Chase Council - Tree Preservation Order 2025-08

Bradbury Lane - Land Adj 1 Midhurst Drive & 2 Chancery Drive,
Hednesford, Cannock, WS12 4RF & 4RE

Author: P. Scholes

Date: 31/12/2025



SCHEDULE

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
T1	False Acacia	Adj front garden of 1 Midhurst Drive, Hednesford, WS12 4RF
T2	Maple	Adj rear garden of 1 Midhurst Drive, Hednesford, WS12 4RF
T3	Maple	Adj rear garden of 2 Chancery Drive, Hednesford, WS12 4RE

Trees specified by reference to an area (within a dotted black line on the map)

Reference on map	Description	Situation
	None	

Groups of trees (within a broken black line on the map)

Reference on map	Description	Situation
	None	

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
	None	