24 Sycamore Avenue

Sedbergh

LA10 5EZ

5.9.2025

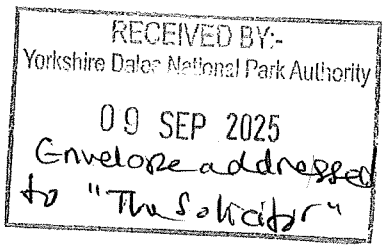
Dear Sir

Tree Preservation Order No.1 Sedbergh 2025

Having lived at this address since 1998,which backs directly onto the "mound",I have never recognized any need for any control over the planting other than the maintenance by the Winder Grove Management Co. Ltd.

Any work that may become obvious from time to time has always been professionally carried out and individual householders' comments or concerns satisfactorily resolved.

Yours faithfully



Yorkshire Dales National Park Authority'

Your reference TPO/01/2025

Dear Yorkshire Dales National Park Authority,

Re: TPO No.1 (Sedbergh 2025) YDNP Authority

As residents of Woodside Avenue who live directly in front of 'The Mound', and who's gardens back on to the area in question, we would like to object to the TPO becoming permanent.

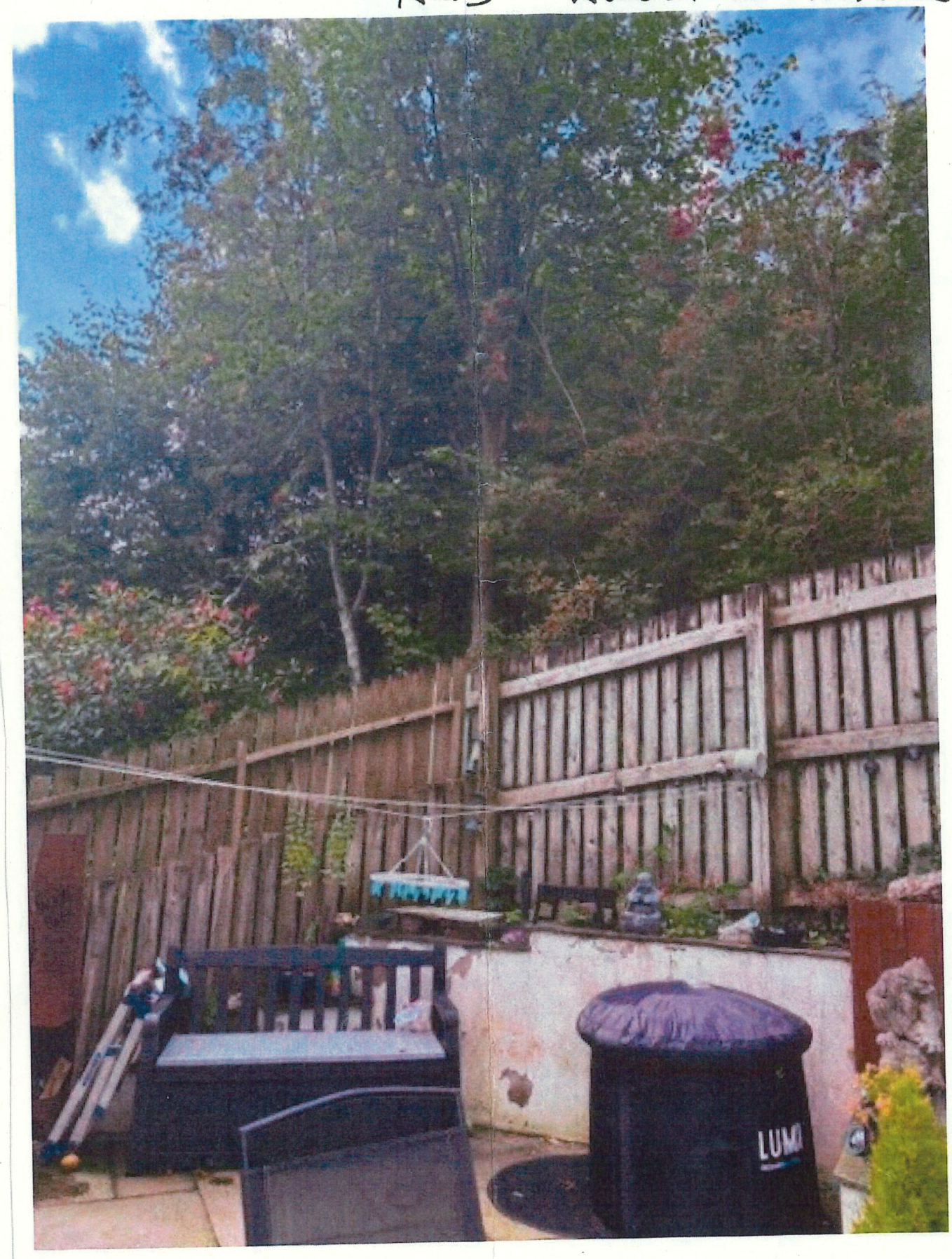
We have both lived in these houses for more than 20 years and the area in question has become more and more choked and congested as the years have gone by. The growth is now so dense and high that we (particularly no.3) don't get any light in the afternoon. The trees also drop all of their berries and leaves into our gardens which leaves them slippery and slimy. The other worry is how high some of the trees are getting. The one in the photograph would likely cause major damage to one of our properties if it were to come down.

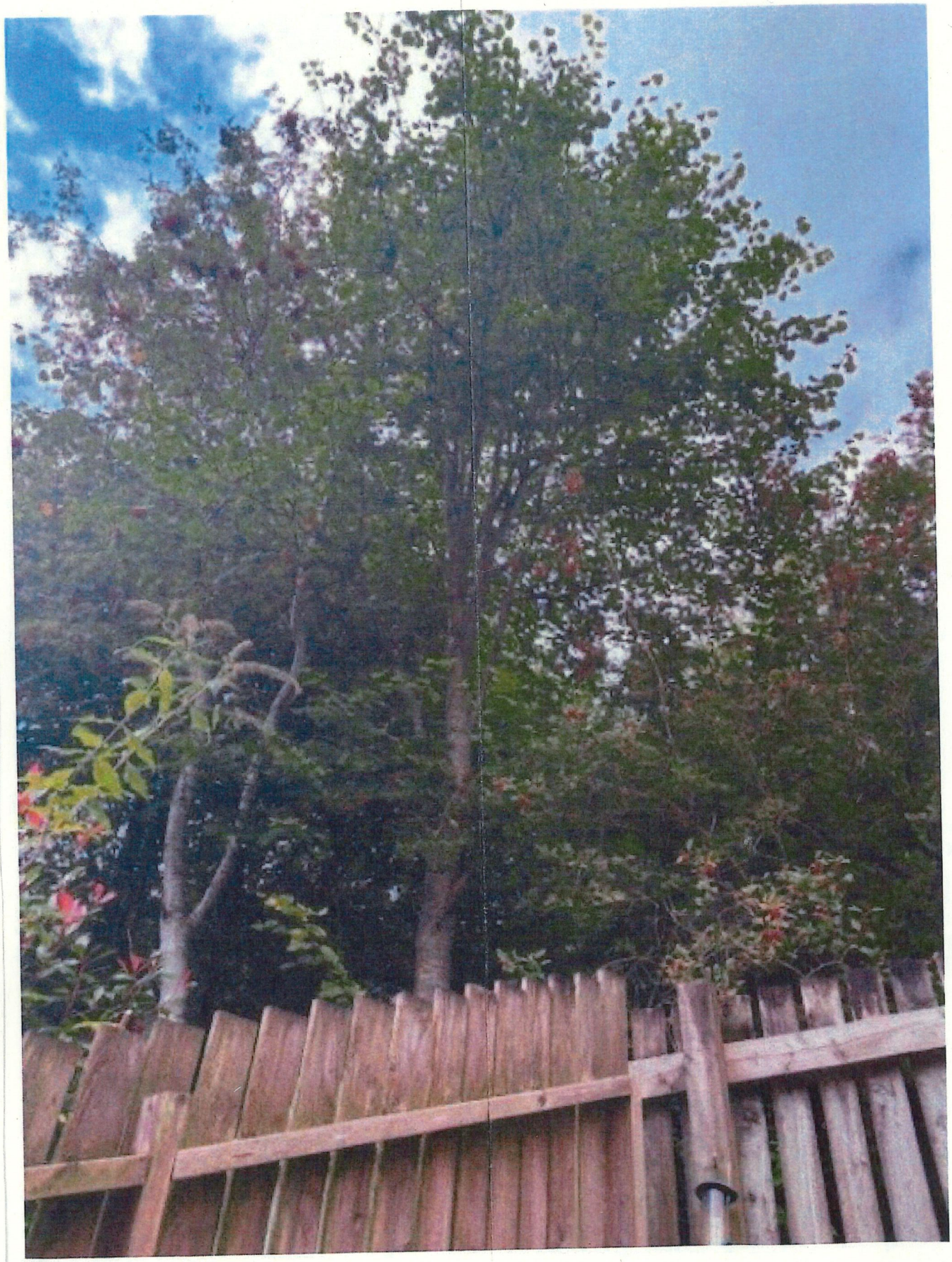
Please understand that we don't want the area clearing but we certainly feel that some reduction in height/maintenance would be beneficial.

Kind regards

RECEIVED BY:-
Yorkshire Dales National Park Authority
04 SEP 2025

In the rear garden of NO.3 Woodside Avenue





Meghann Mezzanotte

From:
Sent: 12 September 2025 15:50
To: Meghann Mezzanotte; Lee Johnson
Cc: Trees Woodlands
Subject: Re: TPO NO1 (Sedbergh) 2025

CAUTION: This email originated from outside of the authority. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon

Following our telephone call yesterday, Sedbergh Parish Council met last night. I was able to give them a brief summary of our discussion yesterday and I note, below, a response from Members. Formally stating their objection to the formalisation of the TPO on 29 July 2025. I have been asked to additionally share the following further response with you.

The council attempted to engage with officers on the issue, in particular seeking a mutual site visit. However, this did not take place largely on the grounds of timing and annual leave, the council also proposed some dates/times for an online teams meeting which officers have also been unable to meet.

Because of the above, Members of the council feel they are left with no option but to object to prevent the formalisation of an unnecessary order that would give YDNPA an undue degree of control over this area of planting. The formalisation of this order would set an unhealthy precedent locally and is likely to impose costs that are unnecessary for the responsible management of this area. These costs would ultimately be born in perpetuity by local residents and will not result in net benefit to them, the park or the environment.

Officers advise that the TPO meets all of the four criteria for such an order. The Parish Council contest this. The area was originally planted as part of a condition of the planning for the development, by the Council's understanding, the selection of species and the layout of the scheme in terms of the proximity to properties would be better considered today than it was then. The whole issue appears to have arisen from an enquiry into what management was permissible to address concerns raised by a resident. By definition there is therefore a public perception that a few of the now mature trees are causing a nuisance. The enquiry also appears to have been about a very limited number of trees in a specific area of the plantation, it is not the case that all the trees are 'at risk', to claim so is therefore disproportionate.

Authorities should be able to show that a reasonable degree of public benefit would accrue before TPOs are made or confirmed. It is hard to see that this case has been convincingly made.

Rather than creating an in-perpetuity situation we would prefer to see Officers working constructively with the Company responsible for the land to ensure proportionate and well thought out management of the site appropriate to the location and age of the trees concerned. A TPO would simply allow YDNPA to refuse works where, as the lack of one, would compel better engagement to ensure the best outcome for the trees and the community.

I appreciate that there were some strict deadlines for this, so thank you for bearing with Members until their meeting last night. For transparency, please also find below a brief summary of our chat shared with Chair/Vice Chair for the meeting.

With best wishes and thanks.

Meghann Mezzanotte

From: Legal Services
Sent: 04 August 2025 16:26
To: Meghann Mezzanotte; Clare Bevan
Cc: Lee Johnson
Subject: FW: TPO/01/2025 (Sedbergh)

Hi all

Please see below email, I have acknowledged.

Thanks
Caroline

Caroline Wragg
Legal Assistant

Direct line: 01969 652323
Switchboard: 0300 456 0030

www.yorkshiredales.org.uk

Yorkshire Dales National Park Authority
Yoredale | Bainbridge | Leyburn | DL8 3EL

From:
Sent: 04 August 2025 16:12
To: annabel.rockcliff@yorkshiredales.org.uk; Legal Services
Cc: Lettings
Subject: TPO/01/2025 (Sedbergh)

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Dear Sirs

Your ref: TPO/01/2025

TPO No. 1 (Sedbergh) 2025 - land at Sycamore Avenue / Woodside Avenue, Sedbergh

I am writing as the current volunteer director of Winder Grove Management Company Limited (WGMC), which owns the above land and manages its maintenance on behalf of the residents of the aforementioned roads. Cobble Country (CC) is the trading name of Nigel Close Limited which is our Company Secretary and undertakes administrative duties on behalf of WGMC.

On behalf of WGMC, I would like to object in the strongest possible terms to your assertion that the company has placed this group of trees "under threat" and that CC had indicated "that they intend to reduce the tree canopy in this area". It seems to me that you have totally misunderstood the initial email sent by CC to you, which was simply requesting your guidance and clarification as to a suitable policy. I would assure you that neither WGMC or CC, acting on its behalf, had any intention of carrying out any

felling, lopping or pruning of the trees without your express consent. As one resident had raised the issue of an insurance requirement regarding the height of the trees and proximity to their house, we were merely seeking your advice as to whether it would be acceptable to either reduce the crown height of a few trees in the relevant vicinity or to fell these on the basis that they would be replaced by lower growing varieties, but only if so approved by yourselves. No action was planned or would have been taken without your approval and it would have been (and therefore now is) up to the relevant resident to resolve the matter directly with their insurer, with WGMC taking no further action in this regard. I would add that WGMC fully agrees with and accept your decision not to allow either of the proposed suggestions as it has always been, and will continue to be, our policy to carry out minimal intervention regarding the trees in this area (light pruning adjacent to no.24 Sycamore Avenue is occasionally undertaken as the branches can touch the garage roof).

WGMC has taken great pride in the maintenance of this communal area for over 20 years and, if you were to check your historic records, you would see that we have always fully liaised with you regarding any proposed works. Indeed, the land was referred to by one of YDNPA's arboricultural staff, who visited to inspect the land at our request, as an excellent example of community maintained land of its type.

WGMC and its shareholders (the residents) have no intention of changing the long existing management policy regarding maintenance of this area of woodland and, whilst your advice and guidance is much appreciated, feel that your further intrusion in this regard by way of issuing a Tree Preservation Order is both unnecessary and unwelcome. WGMC therefore strongly object to both your assertion that the land is under threat and to the continuance of the recently imposed temporary Tree Preservation Order.

Your early acknowledgement of this email and our objection to the matter would be appreciated.

Yours faithfully

For and on behalf of Winder Grove Management Company Limited

Meghann Mezzanotte

From: Legal Services
Sent: 19 August 2025 11:30
To: Lettings
Subject: RE: Your Ref: TPO/01/2025

Dear Sirs

I acknowledge receipt of your email which I will forward to the Trees and Woodlands Team and the Authority's solicitor.

Kind regards
Caroline

Caroline Wragg
Legal Assistant

Direct line: 01969 652323
Switchboard: 0300 456 0030

www.yorkshiredales.org.uk

Yorkshire Dales National Park Authority
Yoredale | Bainbridge | Leyburn | DL8 3EL

From: Lettings
Sent: 19 August 2025 10:43
To: annabel.rockcliff@yorkshiredales.org.uk; Legal Services
Subject: Your Ref: TPO/01/2025

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Dear Sirs

Tree Preservation Order No.1 (Sedbergh) 2025

We acknowledge receipt of your letter dated 29 July 2025 which has been passed on to the owner of the land, Winder Grove Management Company Limited (WGMC).

Nigel Close Limited acts on a remunerated basis as company secretary for WGMC and carries out administrative duties as requested by WGMC.

It would appear from your letter that our enquiry to you relating to the possibility of some tree works being undertaken has been misinterpreted. We believe it appropriate to clarify that WGMC had not requested us to arrange for any such works to be carried out, but simply to enquire with yourselves whether either of the options specified in our email would be acceptable. Without such approval we would not have requested contractors to carry out any such works.

Given this misunderstanding and also on the basis that we do not wish to harm our long-standing and excellent working relationship with WGMC, we feel that it is appropriate to object to the Tree Preservation Order being made permanent.

We should be grateful if you would kindly acknowledge receipt of this objection.

Yours faithfully