



Bristol Tree Forum: Planning Applications: 2. Conservation Areas

How do I find out if I am in a Conservation Area?

If you are looking at a tree planning application ending with the code /VC, then the application is about a tree in a Conservation Area.

If you look at the Tab “Constraints” on the home page of the Planning Application, that will tell you if the application is about a tree in a Conservation Area as well. But sometimes that gets missed.

Thus:

(These are all the same Application)

Application No.	20/04509/VC
Date Received	30 September 2020
Date Registered	30 September 2020
Type of Application	Works to Trees in Conservation Areas
Site Address	22 Grove Road Coombe Dingle Bristol BS9 2RL
Proposal	Eucalyptus (T1) - Fell.
Applicant	Dr Bailey
Case Officer	Tom Luck
Tel No.	0117 922 3728

Planning – Application Summary

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20/04509/VC | Eucalyptus (T1) - Fell. | 22 Grove Road Coombe Dingle Bristol BS9 2RL

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Planning – Application Constraints

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Name	Constraint Type	Status
SW drainage discharge zone: Use infiltration techniques where possible, or reduce the discharge rate and provide water quality improvements	Surface water drainage discharge zones	
Coal Authority Low Risk: 2	Coal Authority Low Risk	
8	Smoke Control Areas	Confirmed
<u>Kingsweston And Trym Valley</u>	<u>Conservation Area</u>	Adopted

There is another way of finding out where Bristol's Conservation Areas are.

Look at **Know Your Place** <https://maps.bristol.gov.uk/kyp/?edition=&maptype=js>

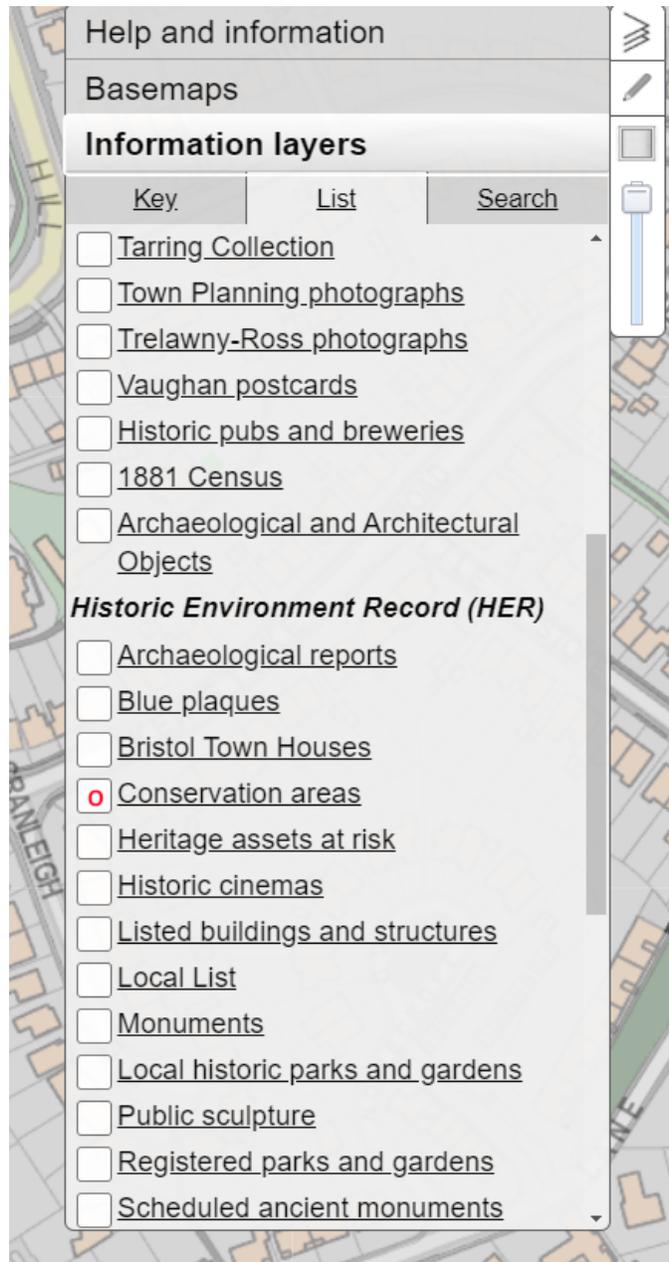
Go to the menu on the right-hand side.

Scroll down to Historic Environment Record

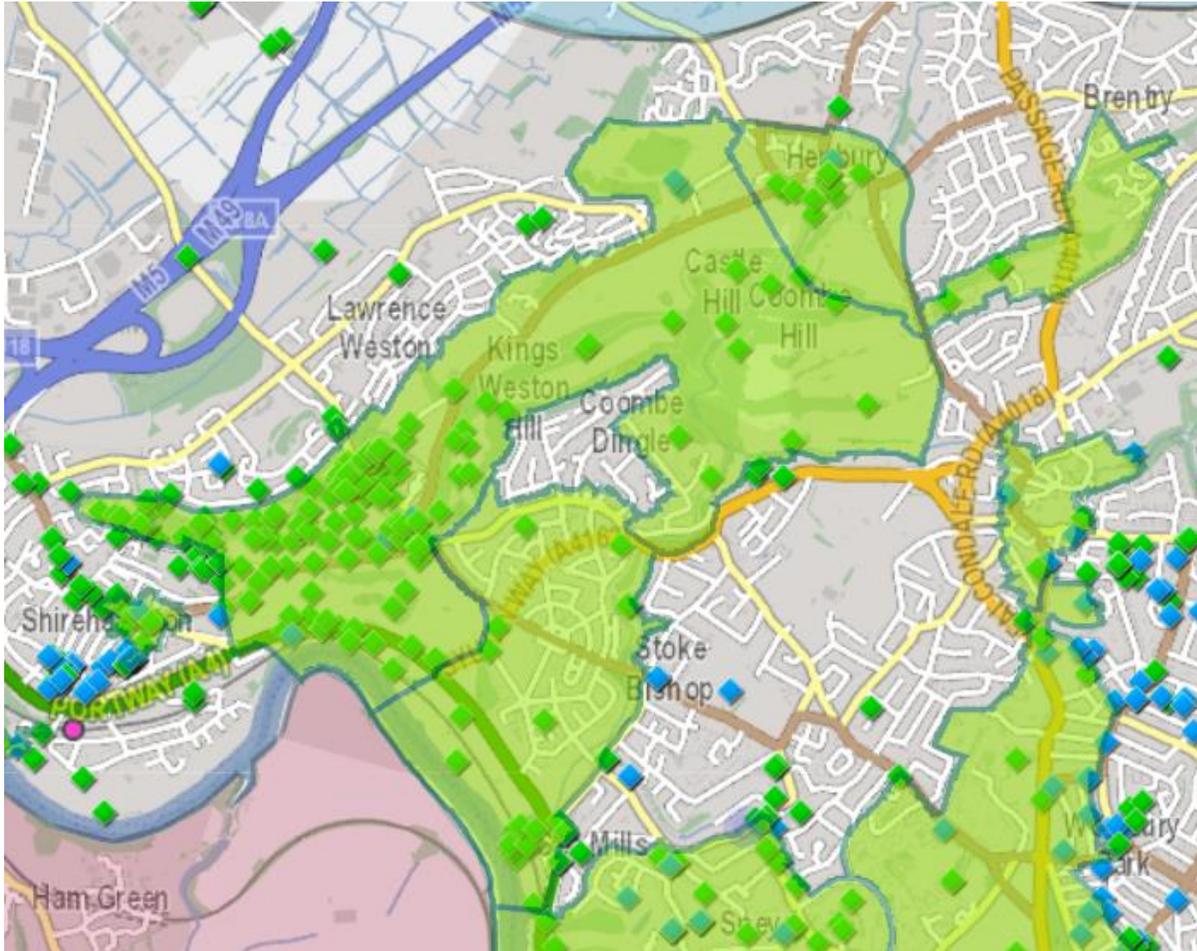
4th box down is Conservation Areas.



Click in it.



And here is the Kings Weston Conservation Area highlighted for you in green. Don't worry that Conservation Areas often touch one another.



The map, live on the screen before you, can be zoomed in and out so you can find out the borders precisely.

Does it really matter? Well, yes it does.

Most works to most trees across the City can be done without applying for planning consent and without telling the Council you want to do the work. So these will never appear on the Planning Portal website.

But

- Trees that are subject to a Tree Preservation Order (TPO) are protected and to do any work on them, even the lightest prune, requires consent from the Local Planning Authority (LPA) (the Council). The Application is (usually) determined within 8 weeks.
- Trees in a Conservation Area (CA) are protected, but to a lesser extent. Anyone proposing to fell a tree in a CA has to give Notice to the LPA - called a S211 Notice - and, if they have not heard from the Council by the end of **6 weeks**, they can go



ahead and fell the tree.

Planning/Tree Officers do not always get around to looking at these S211 Notices promptly enough to “save” a tree that deserves a TPO. They are busy people. You may want to rally opinions from locals and your Councillor.

- The only way to “save” a tree in a CA from being felled, if the locals like it and want it kept, is to get the tree a TPO.

There are criteria for awarding a tree a TPO. It takes time. The Legal Department of the Council has to be involved by the Tree Officer who has to make the recommendation for the TPO. You can hear the clock ticking and the weeks passing can't you?

It is too easy for trees that should be saved in CAs to be lost because no one noticed in time, or they did notice, but time ran out.

I'll talk about TPOs more later, but if Tree Champions want to take a look at “their” Planning Applications the one big way they can help Bristol's trees is to spot the VC Applications almost as soon as the Application is notified - in that weekly list that is sent out.

Search for VC in that list for your Ward, and while it is safe to wait a few days, even a week, before looking at other tree applications, it is not safe to let VC Applications go by.

If you spot one and the tree needs to be saved, or at least considered for saving, then notify the Bristol Tree Forum, and your Local Councillor, as they can mobilise resources.

You can put a comment on the Planning Portal as well, and as you get more experienced you will want to do this.

It can help too if you spread the word amongst local Neighbourhood Groups such as Forums (from the old Neighbourhood Partnership days), Neighbourhood Watches if you have contacts, local Planning Groups or just your local chums. You never know who they might know.

Remember - whenever you contact someone else about a Tree Planning Application do pass on the Planning Application number!