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## **Appendix 1 - Letter from Objector dated 13<sup>th</sup> April 2026**

**Text below is as was submitted by Objector. Note that the bold text is the Objector's. The standard text is from Tree Conservation Officer's email to Objector, sent on 13th February.**

*Thank you for your email of 13 February 2026 and the email from [democratic.service@peakdistrict.gov.uk](mailto:democratic.service@peakdistrict.gov.uk) on 1 April 2026.*

*In reply to some of your points raised in your email firstly –*

I can see that trees have been removed from the site previously, as you say. I was unaware of this when it happened, and it may well pre-date my time at the National Park Authority. It may have happened for good reason. As the site is outside the Bakewell conservation area there would have been no requirement to liaise with us on the matter. It is not however relevant to the decision to make a TPO in this case, as the TPO is specific to this particular hornbeam, and was made in response to the specifics of the situation and the assessed merit of this particular tree. Each tree and each situation varies.

***It seems shameful that the National Park doesn't keep reliable records, when needed. I do believe that the past action of allowing trees to be totally felled and not even trimmed or pruned or whatever term you wish to use demonstrates that those trees meant nothing. Nothing to the amenity values at all.***

***Now all of a sudden, by my actions last year and seemingly no one else's actions including Peak District National Park Authority, Platform Housing Group, Derbyshire Dales District Council and you, we have a TPO when one was never thought of before for all 4 of the trees, 3 felled and one mismanaged.***

As this hornbeam T1 is outside of the Bakewell conservation area, it was not formerly protected in any way. This means that there was no legal control available over the extent or quality of any pruning or the harm which might be caused by it. There is a common law right to prune to the legal boundary within reason, but this does not over-ride the protections provided either by TPO or by conservation area status.

You are correct that a TPO does not prevent all pruning. What it does do is require that an application is submitted with the details of the proposed

pruning. The planning authority, which in this case is ourselves, can either accept or refuse the application. As it is a form of planning application, we can attach conditions to any approval. Also due to it being a form of planning application, if a pruning application to a TPO tree is refused you will have the right to appeal to the Planning Inspectorate.

***Why should I be forced to apply for something that restricts and removes my common law rights, when the land owner and yourself should clearly look at the tree and think it needs a bit of work on.***

Pruning applications which are in accordance with good arboricultural practice and are appropriately justified will often be approved. In the case of your application for 'hard pruning' as per your submitted photograph, this would definitely not be in accordance with good arboricultural practice. This scale of pruning would result in significant loss of foliage, creating physiological stress in the tree. It is widely understood in arboriculture that trees under physiological stress are vulnerable to colonisation by fungal pathogens and/or decline for other reasons such as drought stress.

***You have failed to ask me for my definition of hard pruning. You have made up your own definition and run with that. How judgmental. FYI I have not mentioned felling as you seem to believe that runs parallel with hard pruning. If you had asked me for clarity of my meaning then we could have discussed this, I could have also attended the cloak and dagger meeting on 13 February 2026, to which there was no invite for me.***

***There is no point in saying more as you have shown a clear bias here.***

The 'hard pruning' proposed would also have significantly compromised the visual amenity value, of what is currently a well-formed and attractive example of its species. I would add also that, despite your comment, tree amenity value is not related to whether a tree is native to the area - and particularly so within the built environment. Being more typical of the southerly regions of the UK where it is native, hornbeam is a species which might be expected to cope well with the warming climate – such species choices are typically advised in current planning of urban tree environments.

***I have today witnessed, again 2 lorries delivering to Bakewell Carpets, the lower branches are causing damage to their suppliers lorries and what happens when these branches brake off ? You owe a duty of care to the residents and members of the public as do Platform. I attach the videos to my email. Surely these transport issues show that something needs to happen...a smidge of a prune, a trim, a cut? Call it what you will, something needs to happen and in another year, or 5?***

***Do I wait another 5 years for the tree branches to conjoin with the house roof? Do advise.***

***What if the residents of Granby Croft wish to access their properties with such vehicles- ie Removals Vans / Lorries / Deliveries. The below properties would be restricted by this tree as companies may refuse to damage their vehicles. The lorries could not operate from the other side of GC due to the tight corner***

**Shade.** The tree in broad terms is to the north of your property. I can see that late in the day (when I assume the photograph was taken) it may conceal the last of the sun. With the garden being on the north side of the house, the house itself has a far greater shading effect on the garden and this is likely a more significant factor in the perceived lack of Spring/Summer at the property. Many properties experience a far greater degree of shading from trees, and we would not consider this to be a suitable reason to allow a harmful extent of tree pruning.

**Leaf debris.** A great many properties across UK experience leaf fall. In managing trees, planning authorities in general do not consider leaf fall to be a suitable reason to allow harmful tree work.

**Birds in trees.** I understand that some trees will attract more birds than others, and this tree may do so as it is one of the few substantial trees in this part of the Bakewell street scene. It's regrettable that the noises made by the birds are distressing, but this would not be a suitable reason to allow a harmful extent of tree pruning. I am also not convinced that the issues around bird droppings are so severe as to be a reason to allow a harmful extent of tree pruning. If you believe that there is a serious issue around environmental health this would be something to contact your local council about (Derbyshire Dales DC). If they agree that there is a serious issue which needs addressing, they will approach it in the appropriate manner. If they consider that tree work is required, I would expect that they would raise this with the tree owner (Platform). The tree owner could then apply to us, with DDDC's request as evidence of the need for works.

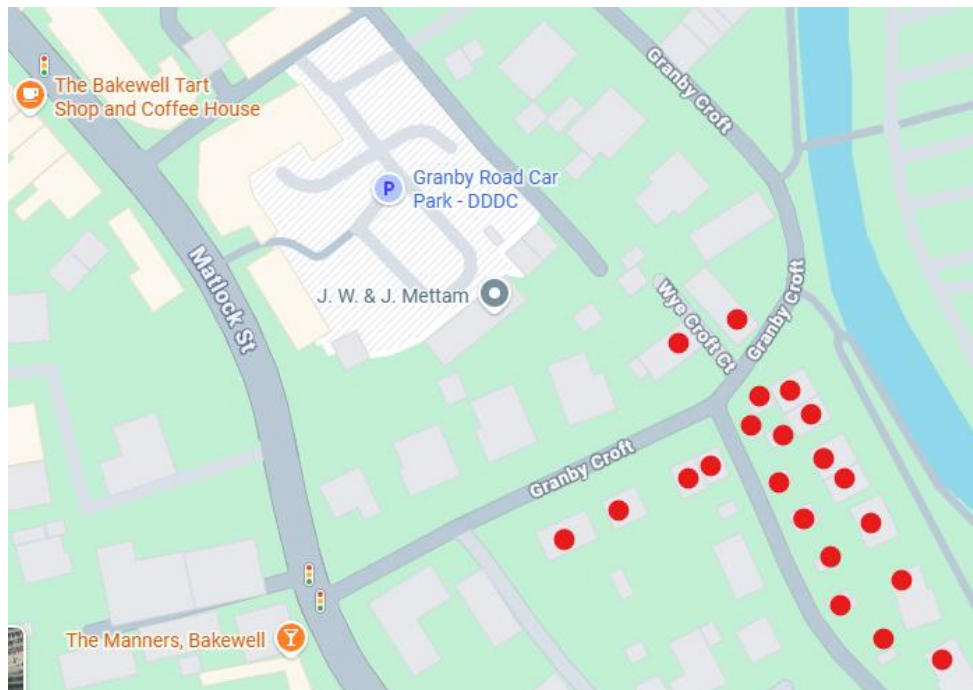
**Obstruction of highway.** I do not feel qualified to make a judgement on this, particularly with it being a relatively minor road. If you believe there is an issue around clearance above the highway, this is something to raise with Derbyshire County Council who are the Highway Authority for all roads in Derbyshire. If they consider that tree work is required, they would require this of the tree owner (Platform). Platform could then apply to us, with DDDC's request as evidence of the need for works.

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**Tree instability.** The safety of the tree is the legal responsibility of the tree owner. I understand that Platform Housing Group's tree surveyor found that there was no significant risk of tree or branch failure. I saw nothing to contradict this on site, though this was not the purpose of my visit and cannot be relied upon in that regard.

*I have not had a copy of the Surveyor report nor do I know who undertook said survey. Is this top secret or can we all have a read please? We might learn something.*

**Compaction of tree roots.** The tree is indeed growing in a restricted location. Extensive open ground would make it easier for the tree to thrive, but despite this it has grown well and is in good health and this would be jeopardised by the harmful extent of pruning proposed.

**Retaining wall.** I had also noticed the gap between the low retaining wall (on north and east side of tree) and the higher wall alongside Granby Croft (on south side of tree). To me this looks to be primarily due to the walls not being tied in to one another, though I am not an expert. If any wall is in future displaced by expansion of the root/soil mass, I would expect it to be the more lightweight lower wall. I drew this issue and your comments to the attention of the owner of the tree and wall (Platform) and I can confirm that they do not consider that this issue is significant enough to over-ride the reasons for making the TPO. They are aware that if there is a significant issue in future, an application can be made for tree works – but will only be approved if sufficient evidence is supplied.