

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON TUESDAY 13th AUGUST 2024 AT 6.45PM
AT THE TOWN HALL, MARKET SQUARE, HIGHAM FERRERS**

PRESENT:

Cllr B Spencer (Vice Chairman)
Cllr Mrs P H Whiting
Cllr G Kelly
Cllr N Brown
Cllr Mrs C Reavey (as substitute)
Cllr B Jackson (as substitute)
Miss A Schofield (Town Clerk)

1. **APOLOGIES**

Cllr G Salmon, Cllr Mrs A Gardner, Cllr V Paul

2. **DECLARATIONS OF INTEREST**

Cllr B Jackson – as a member of the NNC Planning Committee and a Unitary Councillor he will consider all matters at Unitary level taking into account all relevant evidence and representations at the Unitary tier. Therefore, he cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Council.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on the 9th July 2024 be signed by the Chairman as a true and correct record.

4. **PUBLIC FORUM**

None.

5. **PLANNING**

5.1. To consider response to the following planning applications:-

- (i) **NE/24/00699/TCA: Tree Work in Conservation Area. 716; Sycamore x 4 - reduce all to 5m monolith. 717; Sycamore - remove ivy up to 5m. 718; Hawthorn - reduce in height by 2.5m. 719; Sycamore - remove 2m of ivy. 720; Hawthorn - remove 2m of ivy on all stems and remove ivy from crown. 721; Sycamore - remove ivy. 722; Hawthorn - remove 2m of ivy on all stems and remove ivy from crown, at Land Adjacent to The John White Close, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- (ii) **NE/24/00623/FUL: Full Planning Permission – Single storey side/front extension at 9 Tenter Close, Higham Ferrers**

RESOLVED:

That the council has no comments and no objections.

- (iii) **NE/24/00574/FUL: Full Planning Permission – Detached bungalow in the rear garden of 22 Newman Street, Higham Ferrers**

RESOLVED:

The council objects to this application on the following basis:

The development is in contravention with policies within the Higham Ferrers Neighbourhood Plan, namely policies;

- **HF.H1 - Windfall Sites and Development Infill - Residential**

'If considered to be 'garden' development or subdivision of plots, it will be necessary to demonstrate that this is appropriate, through giving consideration to access arrangements, the amenity of neighbouring properties and the character of the locality' - the council considers that consideration has not been given to appropriate access arrangements, given the unsuitability of Anne Close as an access road and the proximity to neighbouring properties. Arguably it is clear that there was never any intention to allow access to a property at the rear of the Newman Street gardens that back on to Anne Close and provision has not been made to accommodate this access nor any potential visitor/resident street parking that may arise from this proposal.

- **HF.DE1 - Achieving High Quality Design**

'Respecting and protecting the amenity of existing residents' - the council considers that appropriate consideration has not been given to the amenity of existing residents in the proposed plans. The proximity of the access to neighbouring properties and an alleyway, and the unsuitability of Anne Close as an access road conflict with this policy.

5.2. **To receive and note determinations on planning applications**

RESOLVED:

That the following determinations on planning applications be received and noted:-

APPROVAL

NE/24/00466/FUL - 5 The Courtyard, High Street, Higham Ferrers, NN10 8DD.

Replacement windows and doors

NE/23/01103/FUL - 21 Townsend Leys, Higham Ferrers, NN10 8LW

Change of use from a 4 bed family home (Use Class C3 Dwelling) to a Children's home (Use Class C" Residential Institution). No internal structural or external works to be carried out.

NE/24/00568/TCA – Chichele College, College Street, Higham Ferrers, NN10 8DX

T1 Sycamore – fell

NE/24/00528/FUL – 50 Meadow Walk, Higham Ferrers, NN10 8EL

Single storey front extension and pitched roof extension over existing garage, first floor pitched roof extension over former extension and rear first floor balcony. Internal and external alternations.

REFUSAL

NE/24/00028/ADV – 28 High Street, Higham Ferrers, NN10 8BL (Age UK)

Signage to advertise the name and nature of the business (re-submission of NE/23/00006/ADV)

Reasons (summarised): Signage excessive in scale, of incongruent design, finished with unsympathetic materials. Also, an excessive number of signs resulting in clutter on the building's front elevation, to the detriment of the conservation area.

6. **DISABLED PARKING REQUEST**

RESOLVED:

That the council responds to the NNC invite to comment following the receipt of a public request for additional disabled parking spaces in the Market Square car park or nearby as follows:-

The council is of the opinion the town centre currently has sufficient disabled parking spaces. There is no legal requirement for a minimum number of disabled parking spaces provided but guidance provided by the government shows that Higham Ferrers town centre car parks already exceed the recommended percentage of disabled car parking spaces available. The total number of parking spaces in the Market Square car park is 26, of which 2 are disabled spaces. This is a percentage of approximately 7.6%. Alongside the 2 disabled parking bays in the Market Square there are 6 in Saffron Road car park, making 8 that are in close proximity to the town centre. (Of the 40 spaces in the Saffron Road car park, 6 being disabled provision is a percentage of 15%)

7. **ITEMS TO REPORT**

None.

8. **DATE OF NEXT MEETING**

10th September 2024

Chairman

Date

PLANNING & DEVELOPMENT COMMITTEE
10TH SEPTEMBER 2024

PLANNING APPLICATIONS SUMMARY

NE/24/00770/FUL: Full Planning Permission – Detached garage at 91 Kimbolton Road, Higham Ferrers

Applicant: Will Osborne

Proposed materials to match existing property – bricks and tiles. Applicant has stated that the garage will provide secure covered parking for 2 vehicles but even without the use of the garage there is room for up to 3 vehicles to park on the driveway.

Highways commented on 16th August:

NNC (Transport & Highways)

Comment Date: Fri 16 Aug 2024

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations:

o The applicant is required to provide the correctly dimensioned garages/carports; garages will need to have an internal measurement of 3.3 metres x 6 metres, in line with the detail contained within the NNC Adopted Parking Standards. Where a garage is intended to serve two vehicles the internal dimensions for the width need to be increased to 5.8 metres.

o The applicant must provide the necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access. These splays must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land. The splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.

NE/24/00796/FUL: Full Planning Permission – Single storey rear extension at 8 Williams Way, Higham Ferrers

Applicant: Kate Illott

All materials proposed to match existing.

Proposed extension does not alter the usage of the ground floor rooms but would allow for a larger open plan kitchen/dining/family room area.

NE/24/00828/FUL: Full Planning Permission – First floor side extension at 5 Mallard Close, Higham Ferrers

Applicant: John Farmery, GND Support Ltd

All materials proposed to match existing.

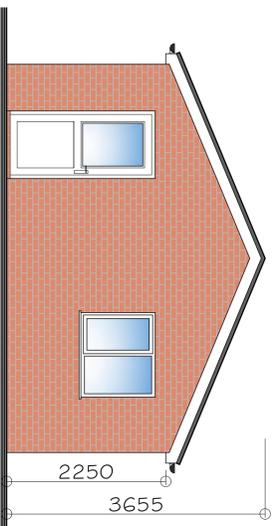
Note that permission was previously granted for this work in 2013 but never started.

Proposed extension allows for larger bedrooms and an additional ensuite but the same number of bedrooms in total as the property currently has.

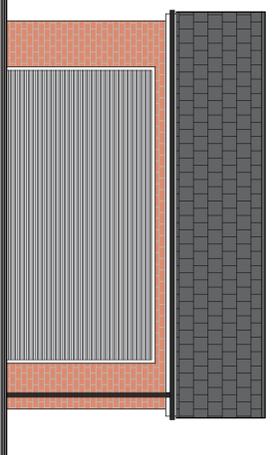
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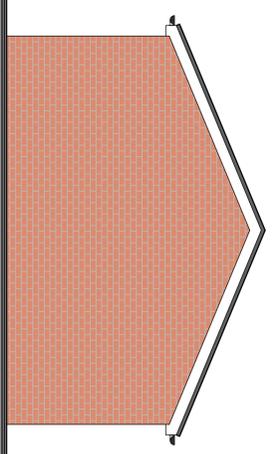
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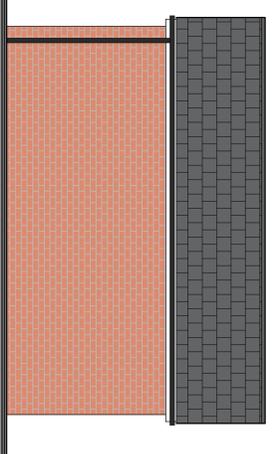
Proposed Side Elevation Scale 1:50



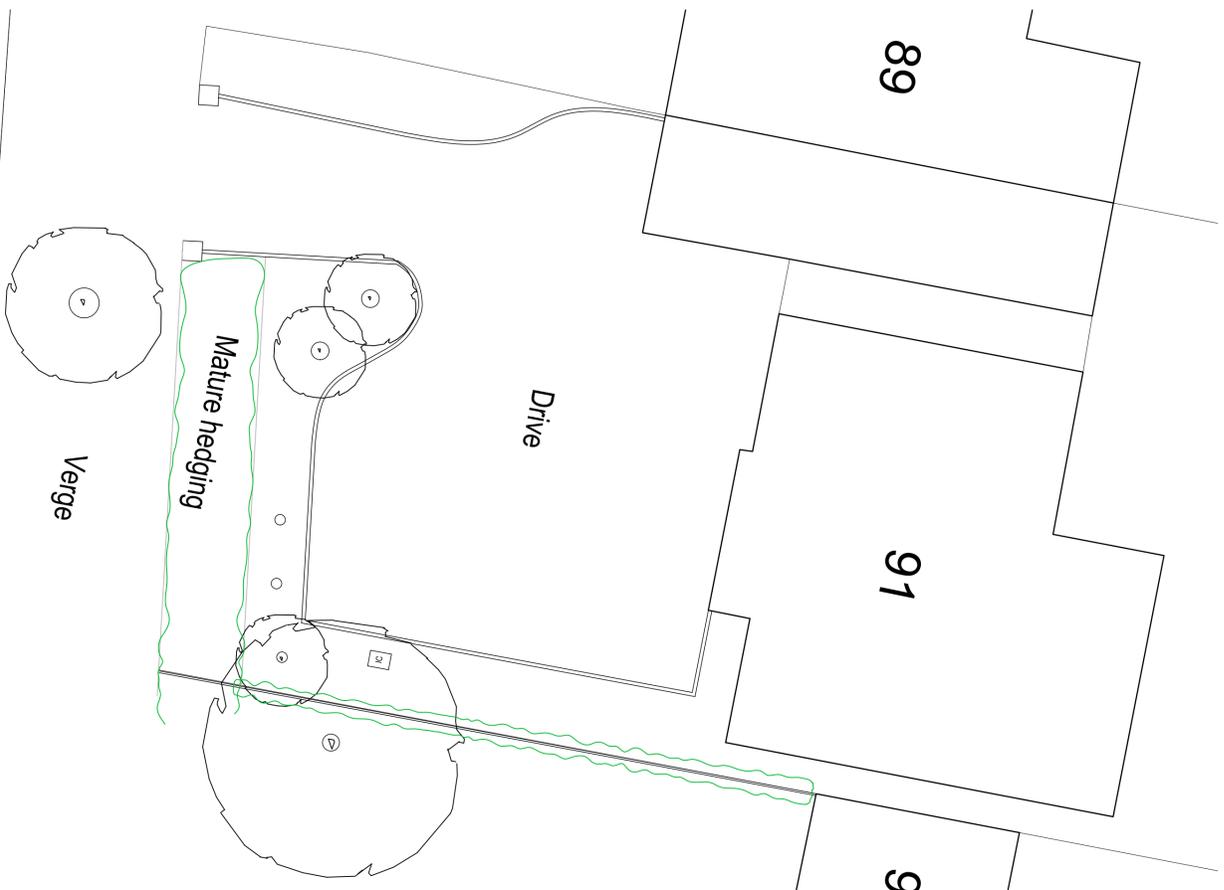
Proposed Front Elevation



Proposed Side Elevation



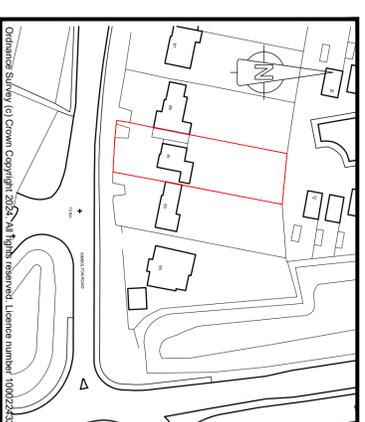
Proposed Rear Elevation



Existing Part Site Plan
Scale 1:100



Proposed Part Site Plan
Scale 1:100



Location Plan Scale 1:1250



Client
MR W. Osborne

Title
Proposed Garage of
91 Kimbolton Road, Higham Ferrers, Northants
NN10 8HL

Proposed Elevations
Existing & Proposed Part Site Plans
Location Plan

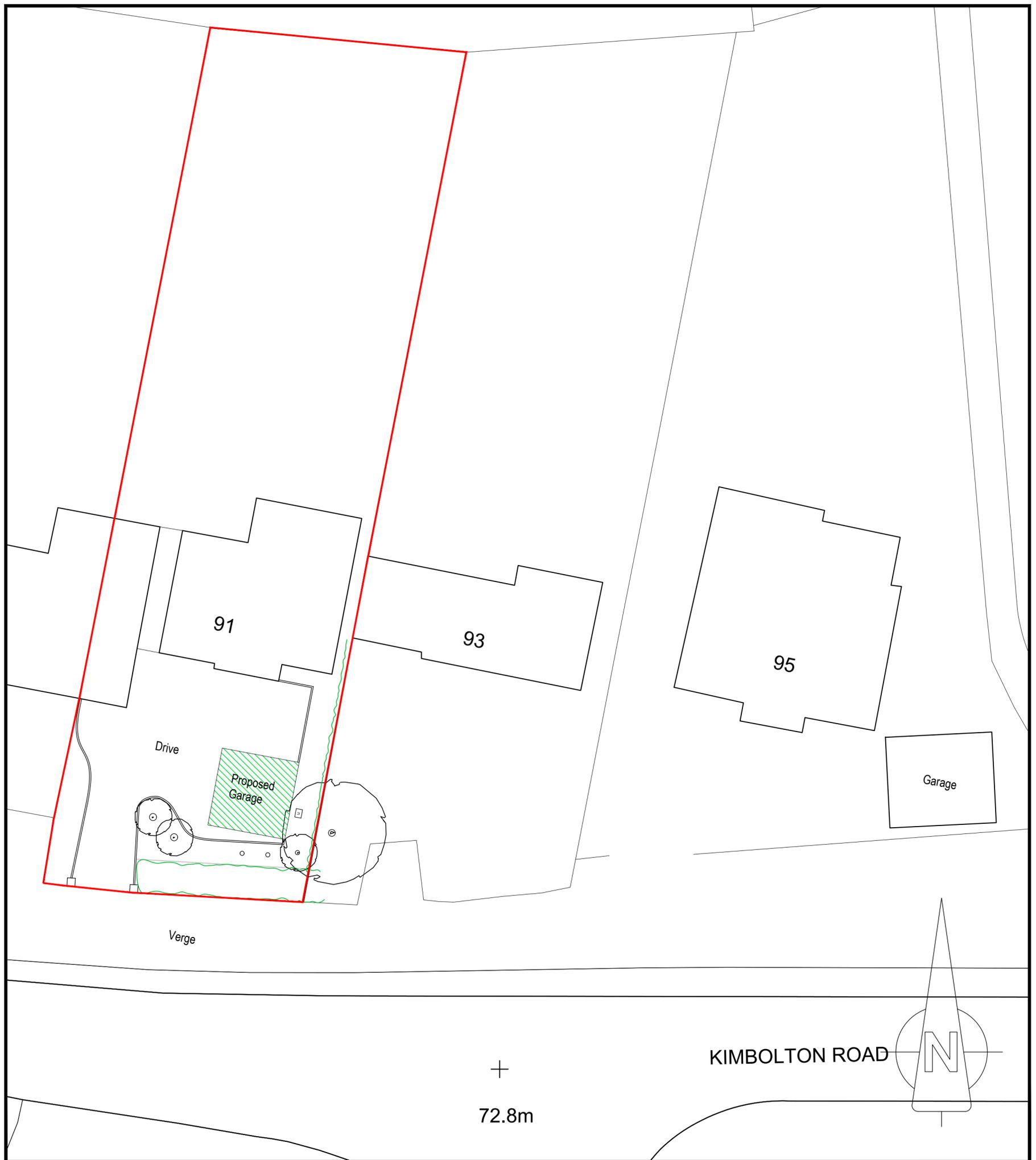
Drawing
Date July '24
Drawn GS
Checked JMS
Scale As Stated
Drawing No. 24-084-01
Rev.

PLANNING

6	Scale 1:50 (20mm = 1 metre)
	Scale 1:100 (10mm = 1 metre)
	Scale 1:200 (10mm = 2 metres)
	Scale 1:500 (10m = 5 metres)
	Scale 1:1250 (20mm = 25 metres)

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DRAWING SIZE | A2



Proposed Site Plan Scale 1:200

Sidey Design
 ARCHITECTURE
 10 MARKET SQUARE, NN10 8BT
 TEL: 01933 317967 FAX: 01933 311161
 EMAIL: enquiries@sideydesign.co.uk
 WEBSITE: www.sideydesign.co.uk

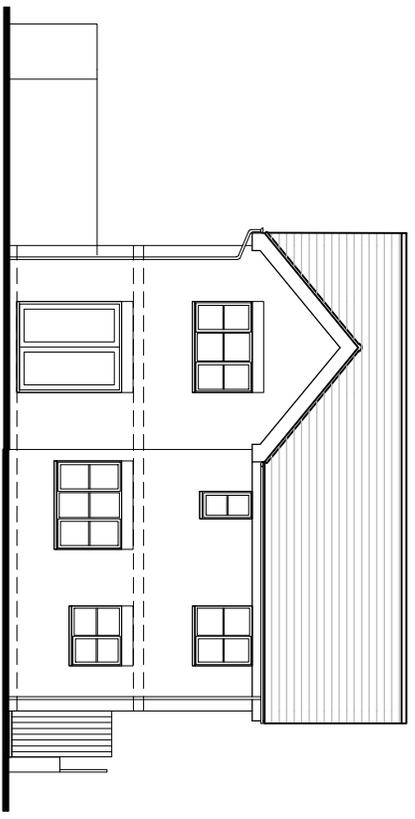
Client
 Mr W. Osborne
 Title
 Proposed Garage at
 91 Kimbolton Road, Higham Ferrers
 NN10 8HL
 Drawing
 Proposed Site/ Block Plan

Drawing Status
PLANNING

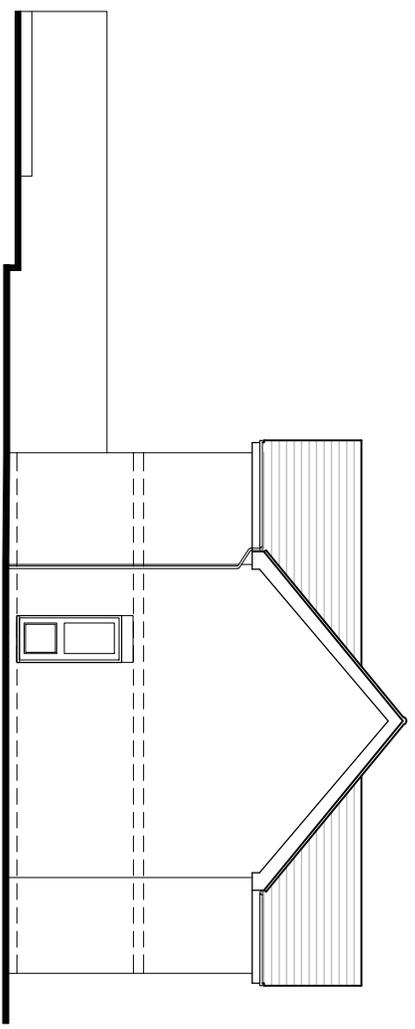
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July '24	PW	JMS	1:200	24-084-02	



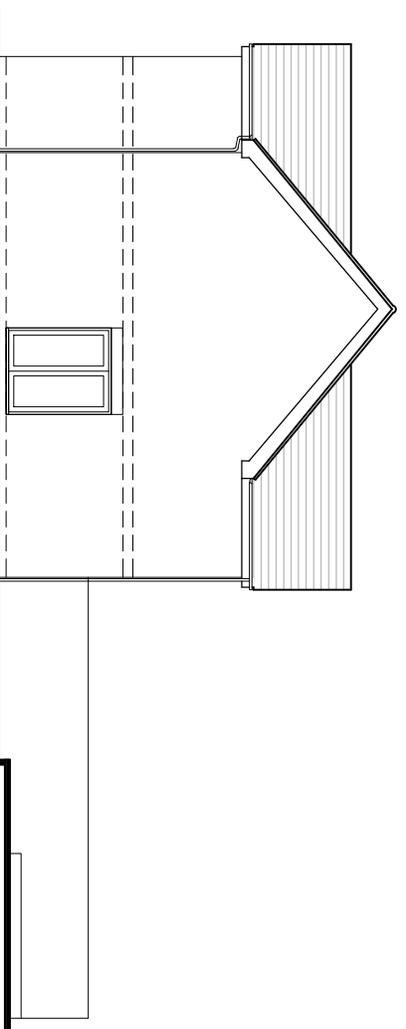
REV.	DETAILS	INIT.	DATE



Existing Rear Elevation - View A

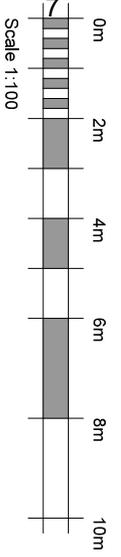


Existing Side Elevation - View B



Existing Side Elevation - View C

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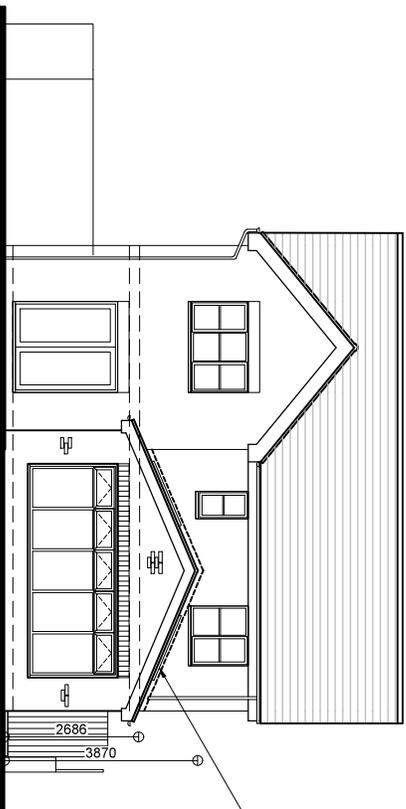
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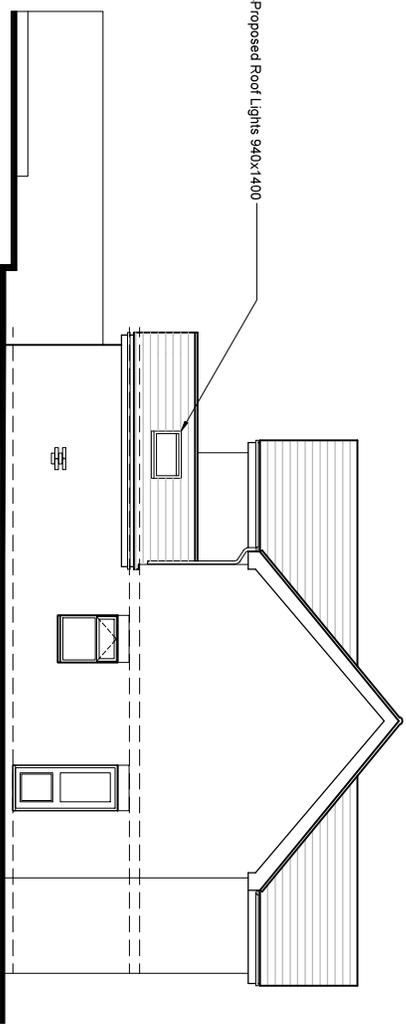
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DETAIL	Existing Elevations		
SCALE	1:100	SHEET	A3
DRAWN	JC	CHECKED	RJV
DATE	May 2024	ISSUE	PLANNING
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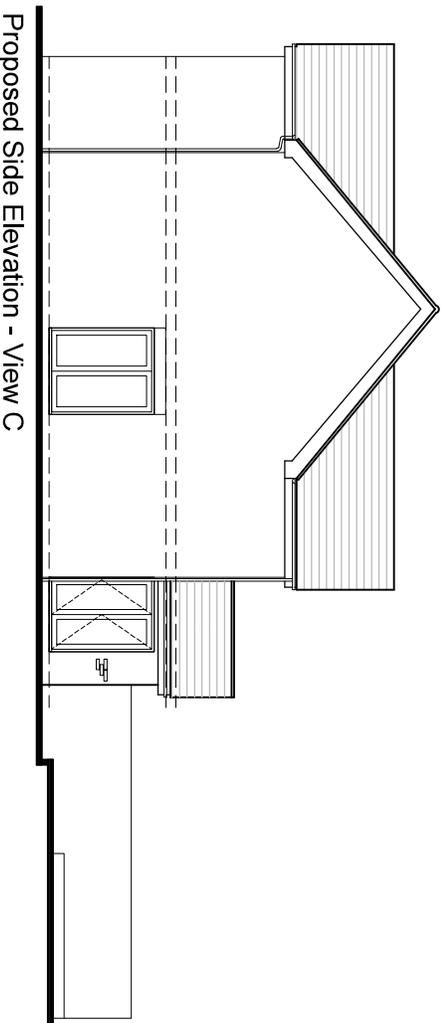
REV.	DETAILS	INIT.	DATE
A	Client Amendments	PP	09-09-24
B	Client Amendments	PP	09-09-24



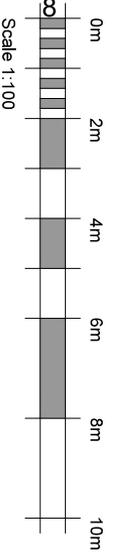
Proposed Rear Elevation - View A



Proposed Side Elevation - View B



Proposed Side Elevation - View C



Client to ensure proposed materials are correct prior to planning submission

Proposed Materials

- Walls: Brickwork - colour to match existing
- Roof: Tiles - colour to match existing
- Windows & Doors: White Upvc as existing

All levels are to run flush with existing dwelling

PLANNING ISSUE

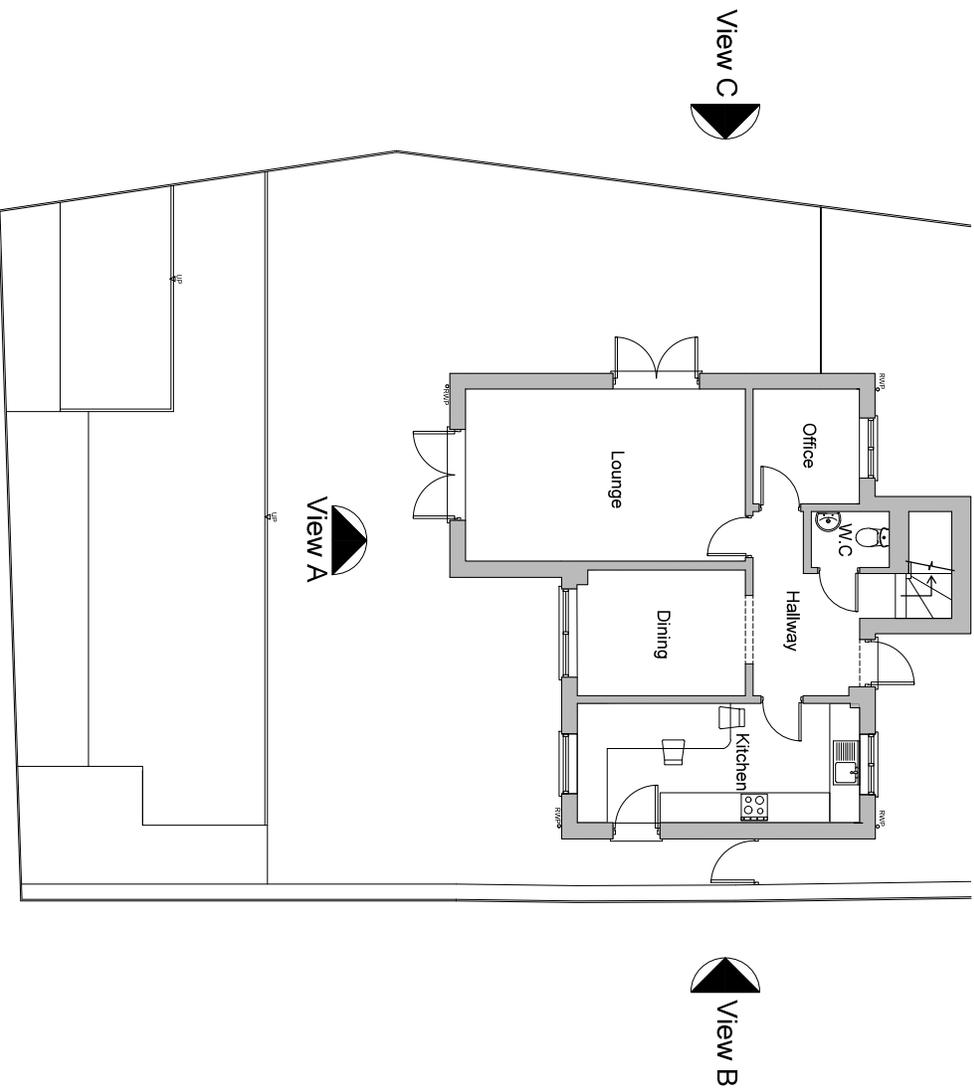
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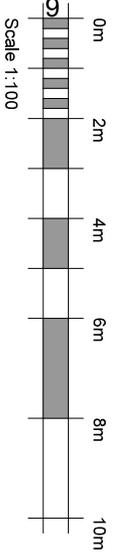
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TITLE	Proposed Extension for Mrs Iliot at 8 Williams Way, Higham Ferrers, Northants		
DETAIL	Proposed Elevations (Option-3)		
SCALE	1:100	SHEET	A3
DRAWN	JC/PP	CHECKED	KG
DATE	July 2024	ISSUE	PLANNING
DRAWING NUMBER: 24-038-04B			

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Existing Ground Floor Plan
Scale 1:100



REV.	DETAILS	INIT.	DATE

PLANNING ISSUE

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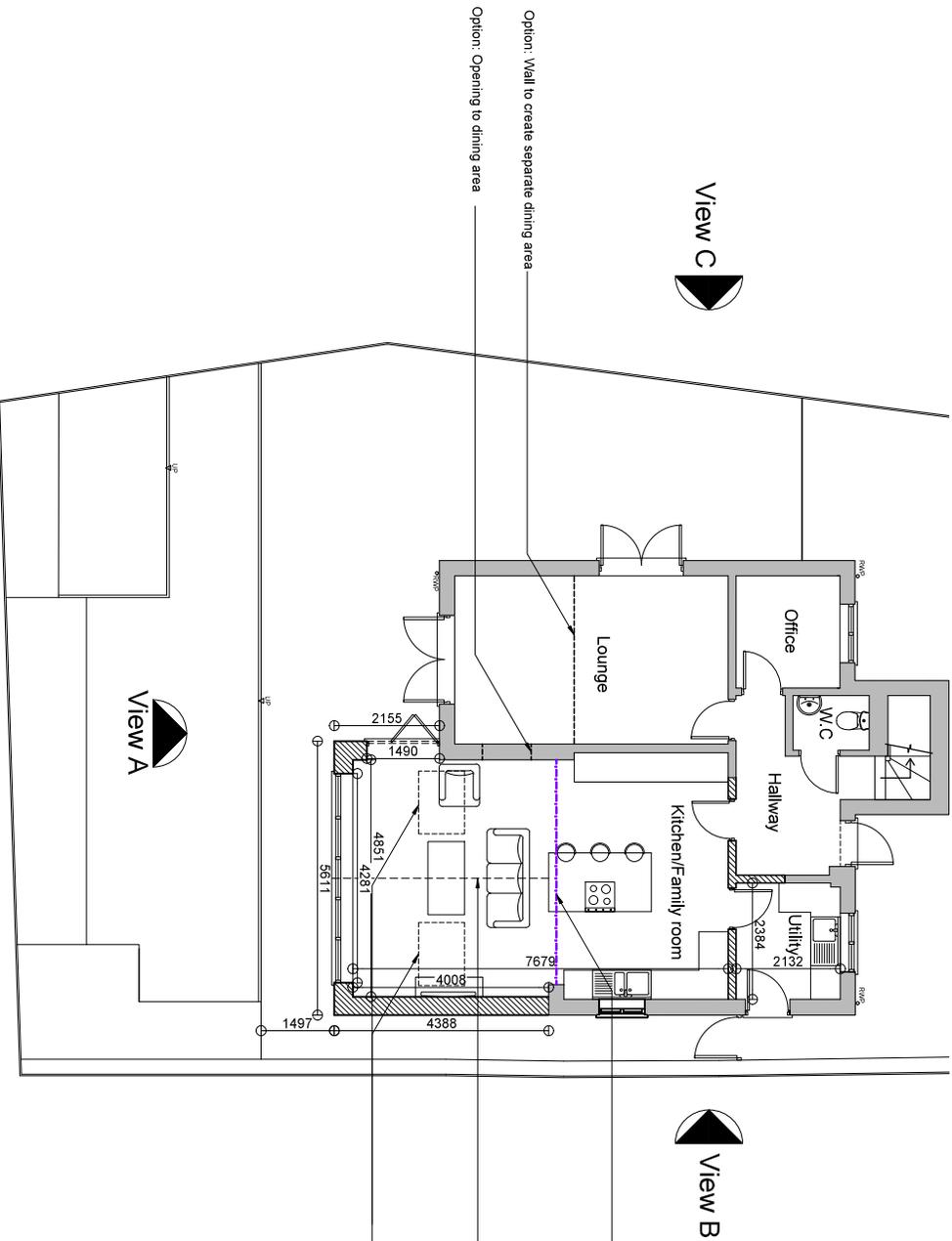
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TITLE	Proposed Extension for Mrs Iliot at 8 Williams Way, Higham Ferrers, Northants		
DETAIL	Existing Ground Floor Plan		
SCALE	1:100	SHEET	A3
DRAWN	JC	CHECKED	RW
DATE	May 2024	ISSUE	PLANNING
			24-038-01

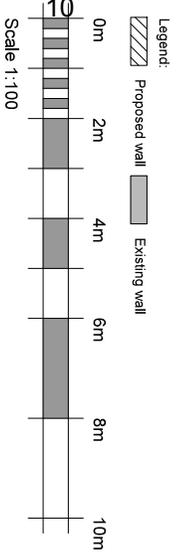
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REV.	DETAILS	INIT.	DATE
A	Client Amendments	PP	09-09-24
B	Client Amendments	PP	09-09-24



Proposed Ground Floor Plan
Scale 1:100



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TITLE	SCALE	DRAWN	CHECKED	DATE	ISSUE	SHEET	NO.
Proposed Extension for Mrs Iliot at 8 Williams Way, Higham Ferrers, Northants	1:100	JC/PP	KG	May 2024	PLANNING	A3	24-038-03B

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WILLIAMS WAY



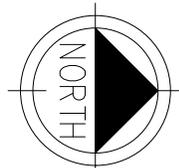
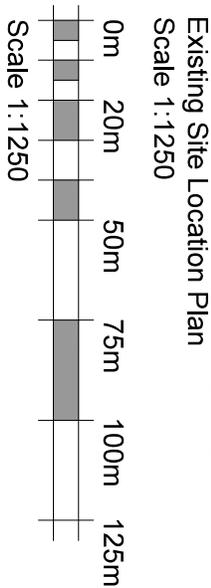
Shaded area indicates proposed extension

REV.	DETAILS	INIT.	DATE

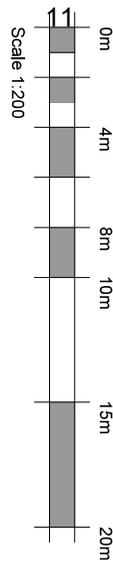
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Proposed Block Plan
Scale 1:200



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TITLE	Proposed Extension for Mrs Iliot at 8 Williams Way, Higham Ferrers, Northants Proposed Block Plan & Existing Location Plan		
SCALE	1:200 & 1:1250	SHEET	A3
DRAWN	PP	CHECKED	KG
DATE	July 2024	ISSUE	PLANNING
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			24-038-07

JOB DESCRIPTION:

Proposed New 1st Floor
extension to -
5 Maland Close
Higham Ferrers
NN10 8JQ

CLIENT:

Mrs & Mr John Farnley

PLAN DESCRIPTION:

EXISTING PLANS



DAVID NICHOLSON DESIGN

97 Malton Avenue
North Downham
Higham Ferrers
NN10 8JLW
Office: mob 0798833161
E-Mail: info@davidnicholsondesign.com

SCALE

1:100@ A1
1:200@ A1

DATE

12/08/2024

COMMENTS

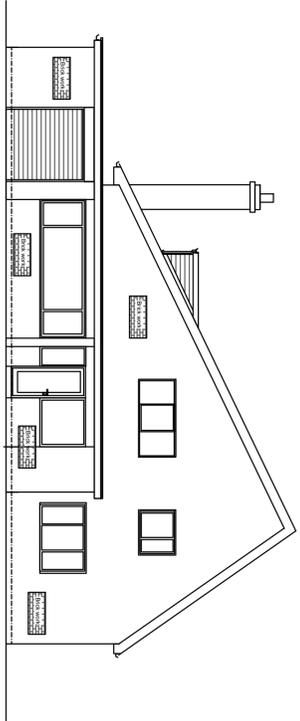
Planning Issue

DRAWING No.:

DN -00

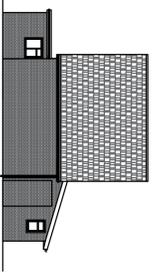
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DN



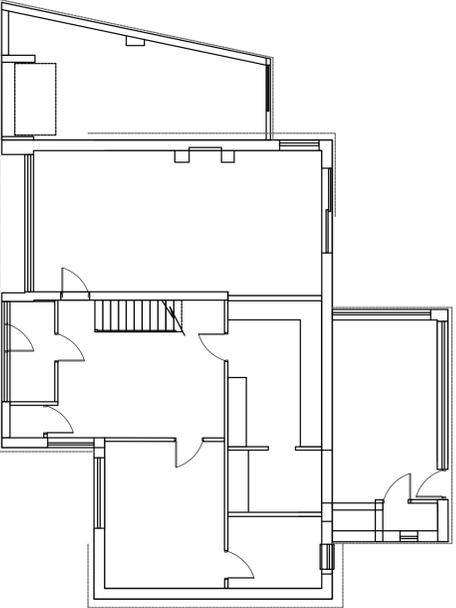
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Front Elevation



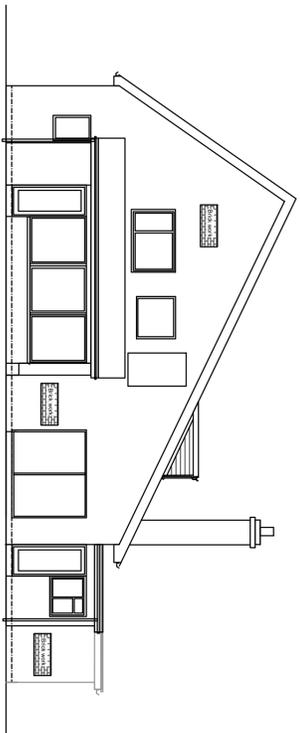
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Side Elevation (remains the same)



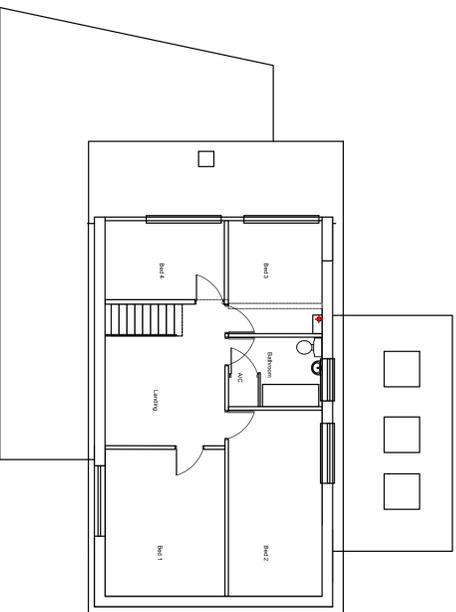
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GF Plan



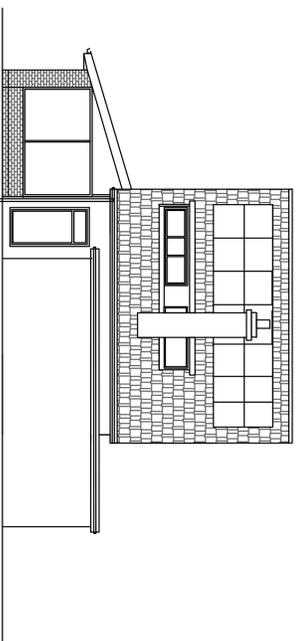
1:100@ A1

Rear Elevation



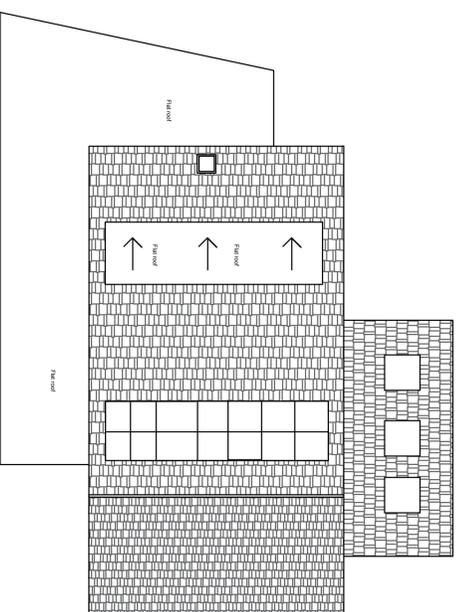
1:100@ A1

FF Plan



1:100@ A1

Side Elevation



1:100@ A1

Roof Plan



Existing

Proposed notes

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AGREED WITH DND PRIOR TO PROCEEDING.

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JOB DESCRIPTION:
Proposed New 1st Floor
extension to:-
5 Mallard Close
Higham Ferrers
NN10 8JQ

CLIENT:

M&M John Farney

PLAN DESCRIPTION:

PROPOSED PLANS



DAVID NICHOLSON DESIGN

91 Mallard Avenue
Downhampton
Milton Keynes
MK14 7LN
Office: 01908 579833/3161
E-Mail: info@nicholsondesign.com

SCALE

1:100@ A1
1:200@ A1

DATE

12/09/2024

COMMENTS

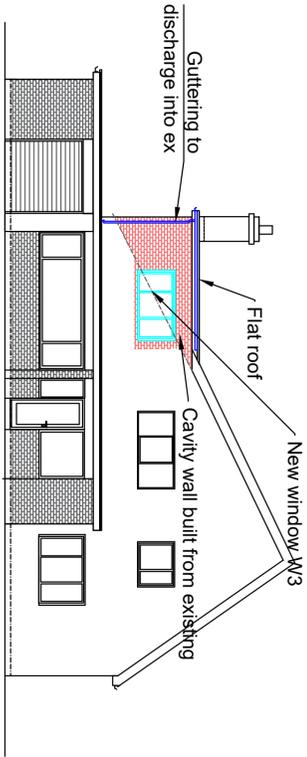
Planning Issue

DRAWING No:

DN -01

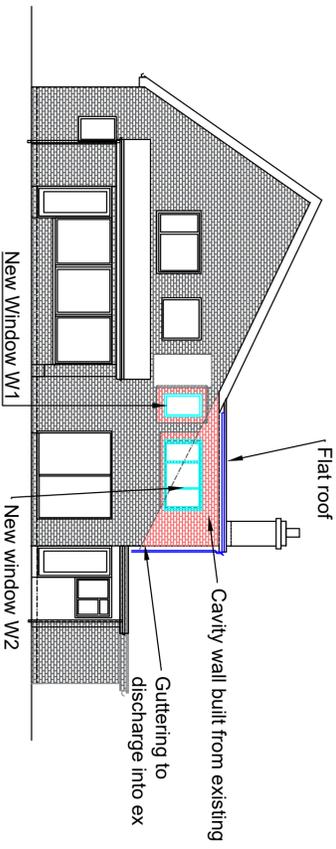
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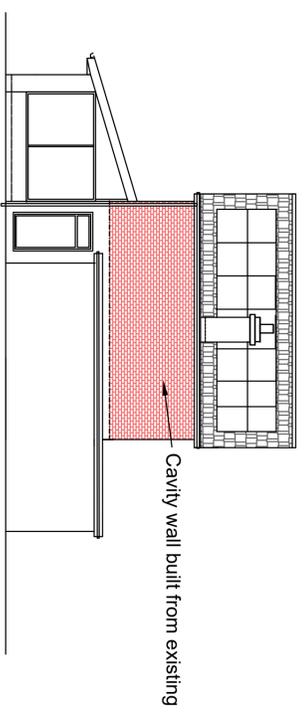
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Front Elevation



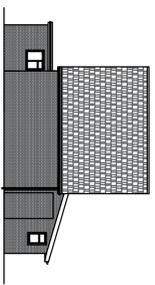
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Rear Elevation



1:100@ A1

Side Elevation



1:200@ A1

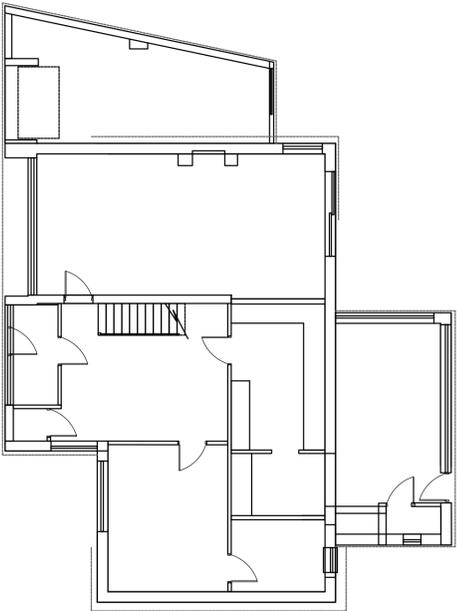
Side Elevation (remains the same)

NOTES:
Proposed first floor extension to 5
Mallard Close

Using matching bricks and new
UV/PC windows to match
Guttering connected to ex system
Walls up graded with insulation
Rear Garden room velux windows
infilled

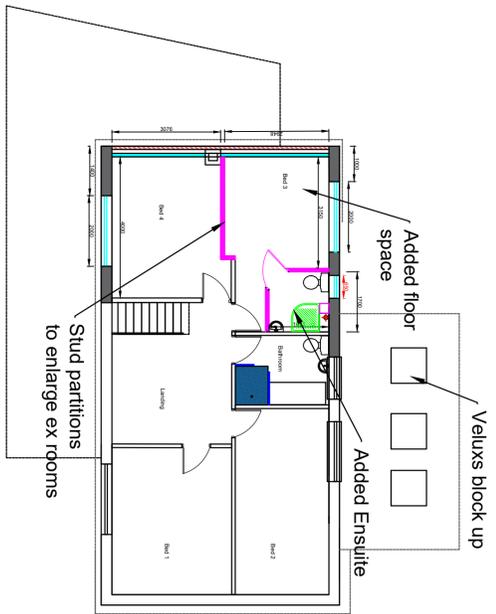
WINDOW SCHEDULE				All windows reused where possible	
Notes - External window dimensions are to brick opening sizes.					
All windows to have trickle vents fitted					
Window Number	Width (mm)	Depth (mm)	Comments		
W 1	2000	1050	Frame with Trickle vents to Side opening sash fire escape window		
W 2	650	1050	Frame with Trickle vents to Side opening sash fire escape window		
W 3	2000	1050	Frame with Trickle vents to Side opening sash fire escape window		

PRIOR TO MANUFACTURER ALL WINDOW AND
DOOR ALL DIMENSIONS TO BE CHECKED ON SITE



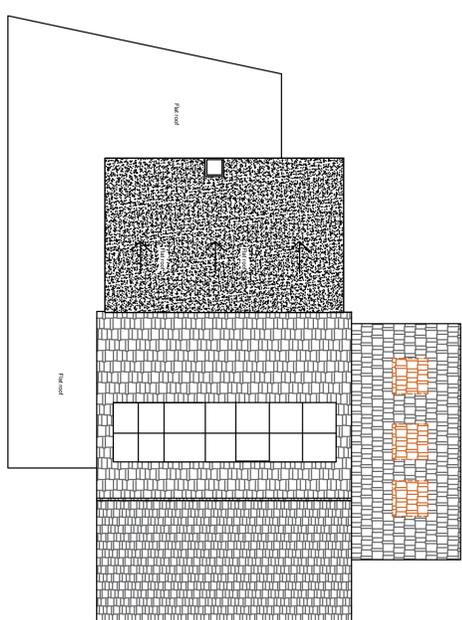
1:100@ A1

GF Plan (remains the same)



1:100@ A1

FF Plan

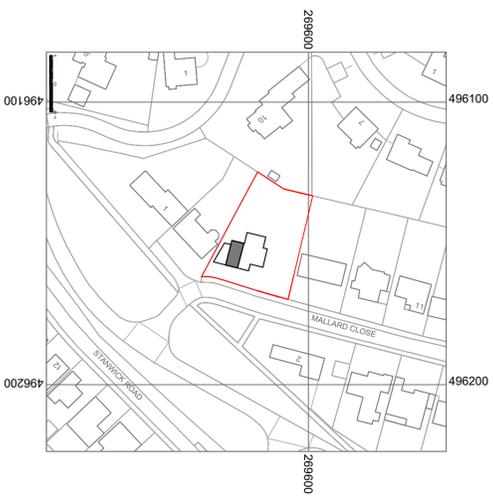


1:100@ A1

Roof Plan



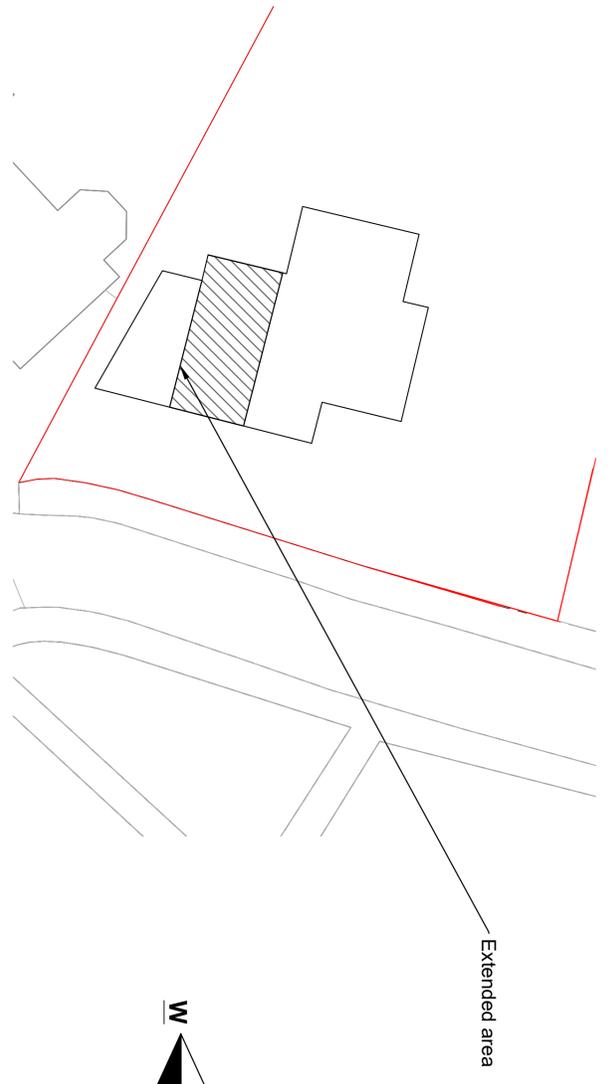
Proposed



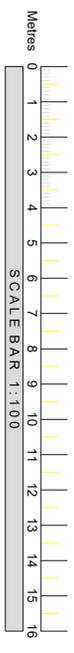
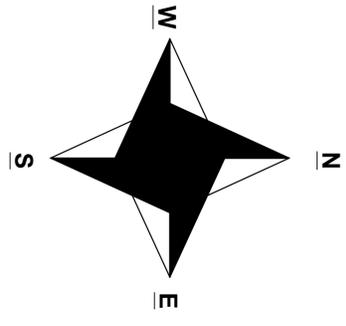
1:1250@ A1
LOCATION PLAN



BLOCK PLAN
1:500@ A1



1:200@ A1
SITE PLAN



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LOCATION PLAN



ALL DIMENSIONS TO BE CHECKED ON SITE
ANY DIMENSIONS TO BE DISCUSSED AND
AGREED WITH PRIOR TO PROCEEDING
THIS DRAWING IS THE PROPERTY OF DAVID
NICHOLSON DESIGN AND MUST NOT BE
REPRODUCED OR COPIED WITHOUT PRIOR
WRITTEN CONSENT

JOB DESCRIPTION:

Proposed New 1st Floor side
extension to:-
5 Mallard Close
Higham Ferrers
NN10 8JQ

CLIENT:

Mr & Mrs John Farney

PLAN DESCRIPTION:

Proposed plan



DAVID NICHOLSON DESIGN
91 Mallard Avenue
MILTON KEYNES
MK14 7JH
Office: 01494 41114
E-Mail: david@dn-design.com

SCALE

- 1:1250@ A1
- 1:500@ A1
- 1:200@ A1

DATE

12/08/2024

COMMENTS

RED boundary
design/checked
28/08/2024

DRAWING No:

DN-000 REV1

DRAWN BY

DN

Notifications of planning decisions received for the Town Council

On 10th September

APPROVAL

NE/24/00047/FUL – BMW Home Improvements, 2 Saffron Road, Higham Ferrers, NN10 8ED

Demolition of rear extensions, construction of extension over existing footprint, external alterations to windows and cladding including installation of solar panels to south elevation roof slope.

REFUSAL

NE/24/00574/FUL – 22 Newman Street, Higham Ferrers, NN10 8JP

Detached bungalow in the rear garden

Reasons summarised:

- *Out of keeping with established character and pattern of development in local area.*
- *Harmful to visual amenities of the area, not enough private amenity space, not high quality design.*
- *Against HFNP policies as cited in our objection.*
- *Unacceptable intensification of a substandard highway (Anne Close), insufficient footways and visibility splays, proposed access conflicts with an existing footpath. Severe harm to pedestrian and highway safety.*
- *Would likely adversely affect the integrity of the Upper Nene Valley Gravel Pits SPA.*
- *Insufficient information provided regarding Biodiversity Net Gain and impact on local biodiversity.*

TPO APPROVAL

NE/24/00540/TPO – The Manor House, 37 Wood Street, Higham Ferrers, NN10 8DL

T1 – Pine – remove limb

NE/24/00576/TPO – 5 Bolingbroke Place, Stanwick Road, Higham Ferrers, NN10 8BF

T1 Sycamore – crown reduction by approximately 1.5-2m in height and lateral reduction by up to 1.5m, pruning to suitable growth points, crown clean, crown thin by 15%.

TREE WORK IN CONSERVATION AREA

NE/24/00699/TCA – Land adjacent to The John White Close, Higham Ferrers, NN10 8DT

716; Sycamore x 4 - reduce all to 5m monolith. 717; Sycamore - remove ivy up to 5m. 718; Hawthorn - reduce in height by 2.5m. 719; Sycamore - remove 2m of ivy. 720; Hawthorn - remove 2m of ivy on all stems and remove ivy from crown. 721; Sycamore - remove ivy. 722; Hawthorn - remove 2m of ivy on all stems and remove ivy from crown.