

Officers Report

Case Reference: OTH/2025/1192
Location: PENNINE FISHERIES TROUT FARM, CALDERBROOK ROAD, LITTLEBOROUGH, OL15 9HL
Proposal: Request to fell to ground level 1 No. protected Beech Tree under TPO075 and 1 No. protected Oak Tree under TPO039 and replant 4 No. new trees
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Report:

The site relates to land at Pennine Fisheries. The application relates to two trees protected under TPO075.

The application seeks permission to fell two trees identified as T1 (Beech) and T2 (Oak).

In considering applications for works to protected trees, Government advice in paragraph 90 of the NPPG states:

“When considering an application the authority is advised to:

- assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;
- consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
- consider whether any requirements apply in regard to protected species;
- consider other material considerations, including development plan policies where relevant; and
- ensure that appropriate expertise informs its decision.”

In considering whether there has to be an arboricultural need for proposed works to a TPO, paragraph 91 of the NPPG states:

“In general terms, it follows that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted. However, if the amenity value is lower

and the impact is likely to be negligible, it may be appropriate to grant consent even if the authority believes there is no particular arboricultural need for the work.”

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted, however no response was received. In the absence of this, consideration has been taken to the submitted Tree Survey, which details the need to fell the sycamore tree due to concerns raised resulting from fungi present on both trees, reducing structural integrity causing threat and danger to life. As such, the trees are susceptible to failure. Considering the assessment of the tree's health and the location of the trees at a sensitive location adjacent to a residential property and the fishery, the works are justified in the interest of public safety, amenity insofar as it related to possible damage of a residential property, and responsible tree management. As such, replacement tree planting at a ratio of 2:1 is required is secured via condition.

The application proposal is therefore considered to be compliant with the guidance contained within the NPPG noted above, and the application is recommended for approval.

GMEU standing advice on tree works and protected species will be attached to the decision notice and therefore the obligations in respect of protected species will have been met.

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 Within the next planting season after the felling of the tree hereby approved, four replacement trees shall be planted within the curtilage of Pennine Fisheries in accordance with the details set out within the submitted Tree Report by Special Branch Tree Surgery dated 27th November 2025. If any replacement tree is removed, dies, becomes severely damaged or seriously diseased within five years of planting, it shall be replaced by a tree of similar maturity size and species.

Reason: To mitigate for the loss of the existing tree and to protect the visual amenity of the area.

- 2 For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan
 - Tree report prepared by Special Branch Tree Surgery dated 02/12/2025