

Officer Report

Case Reference: 25/01161/WTCA
Location: 3 Broomfield Park Middleton Rochdale M24 4DT
Proposal: Work to trees with a Conservation Area as follows:- 2 Horse Chestnut - reduce by 30%; 1 Sycamore - reduce by 30%; 1 Sycamore - remove completely
Recommendation: No Objection
Officer: Aimee Bovaird

SITE

The application relates to 3 Broomfield Park, the site is located in Manchester Old Road Conservation Area.

PROPOSAL

The application seeks consent to reduce two Horse Chestnut trees and completely remove one Sycamore tree.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Tree Officer – No comments received at time of writing.

REPRESENTATIONS

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

ANALYSIS

In considering applications for works to trees in a Conservation Area that are not protected by a Tree Preservation Order, Government advice in paragraph 116 of the NPPG states:

Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the six week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the tree.

With regard to the above, the main considerations in respect of this application are whether the trees are deemed worthy of being placed under a Tree Preservation Order or whether the Local Planning Authority is satisfied the works can go ahead without further intervention.

No comments were received from the Tree Officer. Notwithstanding, the proposed works are considered to constitute appropriate and proportionate tree management. The works are therefore considered to be acceptable in the interests of residential amenity and good arboriculture practice.

The trees to be removed are either dead or diseased, and, on this basis, applying a TPO to these trees would not be justified.

In terms of environmental protection as a result of the proposals, 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.

In light of the above assessment, the proposal is therefore considered to be compliant with the guidance contained within the NPPG and the LPA accordingly raises no objection.

Recommendation: No Objection

1 For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-

- Location Plan

- Photograph

