

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01470/WTTPPO	Chelsea Petrillo	20 February 2023

Address: 7 Meadowcroft Lane, Rochdale, OL11 5HN

Proposal: Application for works to 2 Sycamore, 1 Holly and 2 Lime trees (subject to Tree Preservation Order No. 235) comprising of:- T1- Sycamore- Crown lift to 8m and thin out canopy by 15%L; T2- Lime- reduce back large limb by 3m and crown lift side facing no.7 by removal of large basal/epicormic growth; T3- Holly- reduce by 1m to gain a more uniform shape; T4- Lime- remove 2 large lower limbs to raise canopy by 5m and T5- Sycamore- crown lift canopy to maximum height of 8m and reduce back remaining canopy by 3m

PUBLICITY	Weekly list expired?	N/A	Site notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT Subject to Standard Conditions
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CHECKED AND SIGNED OFF BY: AT

DATE: 23.02.2023

SITE

The application relates to 2 Sycamore, 2 Lime and 1 Holly tree located in the side garden of 7 Meadowcroft Lane sited along the southern edge of the curtilage boundary.

PROPOSAL

The proposal seeks consent for the crown lifting of the two Sycamore trees and the thinning out of the canopy by 15%, the removal of the large basal (epicormic) growth of the two Lime trees for a crown lift as well as the reduction of the large limb by 3m. Additionally, the reduction of the Holly tree by 1m in order to form a more uniform shape.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7 – Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None applicable.

CONSULTATION RESPONSES

Tree Officer

I would raise no objections to the above application, justified in the interests of good arboricultural management and residential amenity.

My one query would be the proposals to crown lift the canopies of the Sycamores to 8 – 10 m; this seems excessive, and I would prefer it if the trees were only crown lifted to 6 – 8 m.

All approved works must be undertaken by a suitably qualified and insured arborist, and in accord with BS3998

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 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.”

With regard to the above, the main considerations in respect of this application are whether the proposal for works to the trees are justified in light of the assessment of the amenity value of the tree and whether the reasons for works are of sufficient standing to warrant the granting of consent.

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted. The Tree Officer raised no objections to the application on Arboriculture grounds. It should be noted the Tree Officer recommended the crown lift to the Sycamore trees to be limited to 6-8m rather than the proposed 8-10m due to the excessive nature works. Subject to the tree officers recommendation, the works are therefore justified on the grounds of avoidance of harm to the residential amenity of 7 Meadowcroft Lane and in the interest of good arboriculture practice and in accordance with BS3998.

RECOMMENDATION

GRANT Subject to Standard Conditions

Notes for Applicant:

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

- Annotated Tree Photos (Dated 01.12.2022)

Report Author Chelsea Petrillo