

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00859/WTCA	Chelsea Petrillo	26 September 2023

Address: Pack Horse Inn, Birtle Road Heywood, BL9 6UR

Proposal: Proposed felling of Sycamore and Ash within G1, Remove all dead wood to Sycamore trees 1-4, 7 & 12; Remove all dead wood to Ash 5; Crown lift removing the epicormic growth up to the fork on the southern canopy to Sycamore 6, Crown lift to give 8m clear stem height to the south over the roof and remove all dead wood to Sycamore 7, Remove epicormic growth to give 3m clear stem height to Sycamore 8, Remove epicormic growth around the base of the stem to Sycamore 9, Remove epicormic growth including that growing through the timber fence to Sycamore 10, felling of Sycamore 13 and stump management to be agreed- subject to Tree Preservation Order TPO010

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	Approve with conditions
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CHECKED AND SIGNED OFF BY: TH

DATE: 18/10/2023

SITE

The application relates to works to 14 trees within the grounds of the Pack Horse Inn, a public house sited within the Norden ward of Rochdale and within designated green belt land and the Birtle Conservation Area.

PROPOSAL

The proposal seeks consent for the following works:

- ❑ **G1** Sycamore and Ash Tree & **T13** Sycamore – Fell
- ❑ **T1- T4 & T12** Sycamore Trees – Remove all dead wood
- ❑ **T5** Ash Tree – Remove all dead wood
- ❑ **T6** Sycamore Tree – Crown lift to remove epicormics growth up to the fork of the southern canopy
- ❑ **T7** Sycamore Tree Crown lift to 8m and clearing of the stem height to the south over roof and remove all dead wood
- ❑ **T8** Sycamore – Remove epicormics growth to give 3m clear stem height
- ❑ **T9** Sycamore – Remove epicormics growth around base of stem
- ❑ **T10** Sycamore – Remove epicormics growth including that growing through timber fence

The plans state that a stump management plan is to be agreed following the felling of G1 and T13.

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

P2 Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

None applicable.

CONSULTATION RESPONSES

Tree Officer

I did take some photos during site visits but these weren't comprehensive, however I did inspect the trees during site visits and would raise no objections to the planned works.

In terms of the loss of G1, this is unusual because there are mature two trees, an Ash and a Sycamore, growing together in very close proximity close to the main building. The Ash is diseased and needs to be removed, but the Sycamore is healthy. However, I cannot see how the Ash can be removed and the Sycamore left standing without harm, and the Sycamore is very close to the building. So unfortunately I believe that it would be expedient to remove both trees.

However, the loss of the Sycamore will have an impact on the local sylvan landscape, so I would advise the applicant that replacement planting elsewhere on the site for the loss of this tree would be worthwhile.

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 tree is 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 Officer raised no objections to the application on Arboriculture grounds however did state the loss of the G1 Sycamore is to have an impact on the Sylvan landscape therefore a replacement tree needs to be planted. It is therefore necessary to impose a condition onto the decision notice for the applicant to submit tree replanting details, to be agreed by the Council. Subject to this, the works are therefore justified on the grounds of avoidance of harm to the Pack Horse Inn and in the interest of good arboriculture practice. The application proposal is considered to be compliant with the guidance contained within the NPPG noted above, and the application is recommended for approval.

RECOMMENDATION

Approve subject to the following and standard conditions.

1. The tree works hereby approved shall not commence until details of the proposed replacement tree planting of G1 has been submitted to, and approved in writing by, the Local Planning Authority. The details shall specify species (native), planting sizes, spacing and numbers of trees (including tree pit specifications where appropriate), and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details within the next planting season or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: Insufficient information is contained within this submission and in the interest of ensuring that the replacement tree planting positively impacts on the significance of the Conservation Area in accordance with Policies P2 and DM1 of the Rochdale Core Strategy.

Notes for Applicant:

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

- Rev A ARB/4847/Y/100 Arboricultural Survey
- 4847/TW.23 Tree Report

Report Author Chelsea Petrillo