

APPLICATION NUMBER: 24/00620/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00620/WTTP0

CASE OFFICER

Sam Yuen

DETERMINATION DATE 12.08.2024 EXT OF TIME

Address: 18 Botesworth Green, Milnrow, Rochdale, OL16 3PJ

Proposal: Works to two Sycamore Trees (T9 and T11) subject to TPO184 consisting of crown/canopy thinning by no more than 10%

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 CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 08/08/2024

SITE

The application relates to two Sycamore trees (T9 and T11) subject to Tree Preservation Order 184 sited within the front and rear curtilage of no. 18 Botesworth Green in Milnrow.

PROPOSAL

The proposal seeks consent for the canopy thinning of both Sycamore trees by 10%.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6: Urban Green Space
Policy JP-G7: Trees and Woodland
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

12/55757/WTTPO - Tree Works to trees subject to TPO 0184 as follows:-

T11 - Sycamore maple tree, crown thin by 15% throughout the crown and reduce by 15% from 12m to 10m in height and from 10m to 8m in width keeping the overall shape of the tree.

T10 - Common Ash tree, fell and replant.

T9 - Sycamore - reduce and thin by 30% reducing the height from 9m to 6m and the width from 6m to 5m. – Grant subject to conditions

CONSULTATION RESPONSES

Tree Officer

No comments received at the 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 protected trees, Government advice in paragraph 90 of the NPPG states:

“When considering an application the authority is advised to:

- ② assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ② 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;*
- ② consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ② consider whether any requirements apply in regard to protected species;*
- ② consider other material considerations, including development plan policies where relevant; and*
- ② 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.

The Tree Officer was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the proposed canopy thinning of the two Sycamore trees would constitute regular tree maintenance works and is therefore justified in the interests of good arboricultural management and visual amenity.

Subject to the suggested conditions, 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

GRANT subject to two standard conditions

Notes for Applicant:

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

- Location Plan – received 01/07/2024
- Photos of trees subject to proposed works – received 01/07/2024
- Tree Survey and Report by Mr S Patrick – dated 29/06/2024

Report Author Sam Yuen