

APPLICATION NUMBER: 24/00600/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00600/WTTPO	Bob Melling	23 rd July 2024

Address: 18 Gloucester Road, Middleton, M24 1HH

Proposal: Proposed 4m crown lift and removal of ivy to T15 (London Plane) subject to Tree Preservation Order TPO040.

PUBLICITY	Weekly list expired?	Y	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/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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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
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CHECKED AND SIGNED OFF BY: RC

DATE: 06/08/2024

SITE

The application relates to a large and prominent London Plane which is located in the front garden area of no. 18 Gloucester Road in Middleton. The tree is labelled

T15 of TPO040, which individually protects a number of trees on Cheltenham Road and Gloucester Road.

PROPOSAL

Consent is sought for a 4m crown lift and the removal of ivy from the identified tree. The crown lift will reduce the tree by around 15%; improving visibility for drivers leaving no. 18 Gloucester Road and removing low-level branches which might impede pedestrians. The ivy removal will enable a full inspection of the health of the tree.

RELEVANT PLANNING POLICY

National Guidance

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

RELEVANT SITE HISTORY

15/00377/WTTPO - Application for proposed crown thin up to 35% on T15 (London Plane Tree) of Tree Preservation Order TPO 040 - **Grant STC**

CONSULTATION RESPONSES

Greater Manchester Ecology Unit (Trees) – No objections. The works are justified in the interests of highway safety and good arboricultural management. The tree is generally healthy and can withstand the proposed pruning.

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 proposed works 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.

The Tree Officer at GMEU has been consulted on the proposals and confirmed no objections to the proposed works. The officer has confirmed that the works are justified in the interests of highway safety and good arboricultural management. They have also confirmed that the tree appears generally healthy and could therefore withstand the proposed pruning. In light of these comments it is considered that the proposed crown lift, which would retain the majority of the canopy and foliage, would preserve the tree's positive contribution to the character of the landscape. The works would also remove any low-level branches which might impede driver visibility or affect pedestrians using the public highway.

The application also proposes to remove the ivy from the stem of the tree in order that a detailed inspection of the condition of the tree can be carried out at a later date. This is considered to be a matter of common tree maintenance and is therefore justifiable.

Subject to the suggested conditions to limit the scope of the proposed works, it is therefore considered that the proposed works are justified and would have an acceptable amenity impacts.

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 subject to conditions.

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 Standard Conditions

Notes for Applicant:

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

- Tree Photographs
- Location Plan
- Planning application form dated 25/06/2024

Report Author Bob Melling