

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00639/WTTPO	Hamish Rigg	23/08/2024

Address: Cardinal Vaughan Court, Suffolk Street, Rochdale, OL11 1EG

Proposal: Works to one Lime Tree and one Cherry Tree subject to Tree Preservation Order 116. Lime Tree - prune back overhanging lateral branches to the boundary to suitable branch bark collars / branch bark ridge. Cherry Tree - prune back to former pruning points (the tree appears to have been pruned in the past). This would effectively be a balanced crown reduction of about 15%.

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
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CHECKED AND SIGNED OFF BY: RK

DATE: 27/08/2024

SITE

The application relates to 1X Lime Tree and 1X Cherry Tree under Tree Preservation Order 116, in Cardinal Vaughan Court, Suffolk Street, Rochdale. Cardinal Vaughan Court is a three-storey development of flats with a communal garden to the north and west containing several mature trees. The

The site falls within the inner-suburbs of Rochdale town centre. The area is typically urban with linear terraced housing, minimal green space, and various public amenities.

PROPOSAL

The application seeks permission for the following works:

- Lime Tree: prune back overhanging lateral branches to the boundary to suitable branch bark collars / branch bark ridge.
- Cherry Tree: prune back to former pruning points (the tree appears to have been pruned in the past). This would effectively be a balanced crown reduction of about 15%.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G6- Enhancing green infrastructure

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer 31/07/2024:

I would raise no objections to the above application, the planned works are justified in the interests of good arboricultural management. But the description of the planned works in the application is rather vague. For the Cherry, the proposal to simply 'remove overhanging limbs' could result in an unbalanced tree and large wounds.

I would advise –

- *For the Lime, prune back overhanging lateral branches to the boundary to suitable branch bark collars / branch bark ridges*
- *For the Cherry, prune back to former pruning points (the tree appears to have been pruned in the past). This would effectively be a balanced crown reduction of about 15%*

Works should be carried out by a suitably qualified and insured arborist.

Officer's response: a description change has been agreed with the applicant as per the above.

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."

In light of the above, the officer corroborates the views of the Tree Officer in that the works are justified in the interests of good arboricultural management, and that the proposed works would not harm the amenity value of the trees.

RECOMMENDATION

Grant subject to standard conditions

Notes for Applicant:

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

- Location Plan
- Idverde Tree Report
- Submitted Imagery

Report Author Hamish Rigg