

APPLICATION NUMBER: 25/00809/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00809/WTCA

CASE OFFICER
Sam Yuen

DETERMINATION DATE 15.09.2025 **EXT OF TIME**

Address: Millbrook, Church Road, Heywood, Rochdale, BL9 6TT

Proposal: Works to 1 x Conifer Tree and 1 x Willow Tree within Birtle Conservation Area and under TPO010.

Reduce height and trim Conifer Tree to reduce risk of failure. Pollard Willow Tree to 3m to stop encroachment onto power lines.

RECOMMENDATION	NO OBJECTION
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CHECKED AND SIGNED OFF BY: RK

DATE: 15/09/2025

SITE

The application relates to 1no. Conifer tree and 1no. Willow tree located in the rear curtilage of Millbrook, Church Road in Heywood. The trees are located within the Birtle Conservation Area and within the area covered by T193 of Tree Preservation Order 010, however, it is noted the Order only lists several Sycamore, Ash, Elm and Beech trees to be under protection. As such, the proposed tree works are not subject to the TPO. A public right of way run adjacent to the host property to the east.

PROPOSAL

The application seeks to conduct the following works:

- ☐ Reduce the height of the Conifer tree by half and trim the side to reduce risk of failure; and
- ☐ Pollarding of the Willow tree by 3m to prevent encroachment to nearby power lines.

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

N/A

CONSULTATION RESPONSES

Conservation And Design

No comments received at the time of writing.

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 trees in a Conservation Area that are not protected by a Tree Preservation Order, Government advice in Paragraph 116 of the NPPG states:

“Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a ‘section 211 notice’, six weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the six week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the tree.”

With regard to the above, the main considerations in respect of this application are whether the trees are deemed worthy of being placed under a Tree Preservation Order or whether the Local Planning Authority is satisfied the works can go ahead without further intervention.

To assist with the assessment of the proposal against the above considerations, the Tree Officer and Conservation Officer were consulted on this application but have not provided comments. Notwithstanding, the proposed works constitute the upkeep and maintenance of the trees and to prevent disruption to local infrastructure. As such the works are justified in the interest of good arboricultural practice and public safety.

The proposed works would not result in the loss of the trees. As felling of the trees is not proposed, it is not considered necessary to consider whether to make a Tree Preservation Order on the trees at this time as protection for the trees remain by virtue of the provisions of Section 211 of the Town and Country Planning Act 1990.

In terms of environmental protection as a result of the proposals, 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.

In light of the above assessment, the proposal is therefore considered to be compliant with the guidance contained within the NPPG and the LPA accordingly raises no objection.

RECOMMENDATION: NO OBJECTION

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan – received 04/08/2025
 - Photos of trees subject to proposed works – received 04/08/2025

Report Author Sam Yuen