APPLICATION NUMBER: 21/00366/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00366/WTCA	Majid Mir	06 May 2021

Address: Gladstone House Ramsden Road Wardle OL12 9NX

Proposal: Application for works to 3 Sycamore trees comprising of 30% lateral thinning of T1 and T3 and removal of limb from T3 within Wardle Conservation Area

RECOMMENDATION	NO OBJECTION

CHECKED AND SIGNED OFF BY: AT DATE: 07.05.2021

SITE

The application relates to three Sycamore trees positioned within the rear garden of Gladstone House, which is within Wardle Conservation Area.

PROPOSAL

Application is for works to three Sycamore trees comprising of 30% lateral thinning of T1 and T3 and removal of limb from T3.

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer
Thank you for consulting the Ecology Unit on the above application for works to trees.

While I would raise no overall objections to the application I would raise some concerns about the removal of the limb (actually, more of a co-dominant main stem) from tree T3. Such an operation has the potential to leave a very large unsustainable wound in the tree if it is undertaken without due care, and even if it is not. However, since the alternative would be to remove the whole tree, the pruning should at least be attempted, but following the work the tree must be monitored for condition at least annually. I would ask that this advice is passed on to the applicant.

I would recommend that any approved works should be carried out by a suitably qualified and insured Arborist in accord with BS3998 (2010).

REPRESENTATIONS

None

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.

The tree officer was consulted on the application. The tree officer raised no overall objection to the work being undertaken. However, the tree officer raised some concerns about the removal of the limb from tree T3. The tree officer was concerned that such work would have the potential to leave a very large unsustainable wound in the tree. The tree officer noted that the alternative would be to remove the tree. The tree officer recommended that the pruning should be attempted, and the tree should be monitored for condition at least annually. Furthermore, the Tree Officer has recommended that the work be carried out by suitably qualified and experienced Arborists and to appropriate standards in line with British Standard BS 3998:2010.

The proposed work 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 for removal of the identified trees 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:

The removal of the limb (co-dominant main stem) from tree T3 has the potential to leave a very large unsustainable wound in the tree. Following the work the tree should be monitored for condition at least annually.

The approved works should be carried out by a suitably qualified and insured Arborist in accord with BS3998 (2010).

Report Author Majid Mir