

APPLICATION NUMBER: 24/01071/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/01071/WTTPO

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 22.11.2024 **EXT OF TIME**

Address: 71 Rectory Street Middleton Rochdale M24 5TY

Proposal: Application for works to one Lime Tree within Group G2 of Tree Preservation Order 124; shorten and remove lateral branches for approximately 3m clearance of buildings/structures. Remove epicormic growth on stem and remove deadwood. Re-pollard one Willow Tree to previous points.

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

N	Planning Panel comments received?	N
	Neighbour comments received?	

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT subject to conditions
----------------	-----------------------------

SITE

The site relates to 71 Rectory Street, Middleton, a residential dwelling. The trees in question are identified as T1 and T2. T1 is a Lime tree and T2 is a Willow tree.

PROPOSAL

The application seeks permission to shorten and remove lateral branches of T1 and for T2 re-pollard tree to previous points.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None specific to these trees

CONSULTATION RESPONSES**Tree Officer**

No comments received to date

GM Geological Unit

No comments received to date

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:

- ☐ assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ☐ 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;*

- ❑ *consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ❑ *consider whether any requirements apply in regard to protected species;*
- ❑ *consider other material considerations, including development plan policies where relevant; and*
- ❑ *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.”

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted. The Tree Officer has not submitted a response at the time of writing. Notwithstanding the submitted documents the trees are considered in need of the proposed works. As such, the proposed works are justified in the interest of residential amenity and good arboricultural practice.

Subject to the standard 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
- Description of proposed works
- Goat Willow Tree photos
- Common Lime Tree photos

Report Author Aimee Bovaird