

APPLICATION NUMBER: 25/00076/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00076/WTTPO

CASE OFFICER

Sam Yuen

DETERMINATION DATE 10.03.2025 EXT OF TIME

Address: 5 Lower Beechwood, Rochdale, OL11 4LY

Proposal: Work to trees subject to TPO 146. Lateral reduction and crown lift to one Sycamore Tree, one Ash Tree and one Oak tree at the rear of No. 5 Lower Beechwood and one Beech Tree and Lime Tree at the rear of No. 7 Lower Beechwood

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
-----	--	---

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE:04/03/2025

SITE

The application relates to one Sycamore tree (T1), one Ash tree (T2), one Oak tree (T3), one Beech tree (T4) and one Lime tree (T5) subject to Tree Preservation Order TPO146, located at the rear curtilages of nos. 5 and 7 Lower Beechwood in Bamford. The trees adjoin the curtilages of nos. 7-10 Holborn Square to the west and is separated by a narrow footpath.

PROPOSAL

The proposal seeks consent for the crown lifting of all trees to 5m and the lateral reduction to give 3m clearance from the nearest properties. The submitted Tree Survey notes most of the trees have low branches encroaching onto the footpath and into properties on Holborn Square. The application form also states the trees are causing damp and mould issues within no. 9 Holborn Square.

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

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 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 proposal for works to the tree is 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 was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the submitted Tree Survey notes the trees are encroaching onto neighbouring properties, with low branches leaning into the garden space of properties along Holborn Square. 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 – received 27/01/2025
- Tree Survey by Treetops De-vegetation Services Ltd – received 27/01/2025
- Photos of trees subject to proposed works – received 27/01/2025

Report Author Sam Yuen