

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01124/WTTPPO	Sam Yuen	15 November 2023

Address: Ashworth House, Belfield Mill Lane, Rochdale, OL16 2UB

Proposal: Application for works to 8 tree subject to Tree Preservation Order No. 34 as follows:-

T1-T6 6x Sycamore Trees - Reduce branches back over neighboring car park area located in Pastures Close by 2 meters

T7 Ash Tree - Reduce branches back over neighboring car park area located in Pastures Close by 2 meters

T8 Poplar Tree - Reduce branches back over the driveway of number 16 Pastures Close by 2 meters

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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SITE

The application relates to six Sycamore trees (T1 to T6), one Ash tree (T7), and one Poplar tree (T8) subject to Tree Preservation Order No. 34, located in the rear curtilage space of Ashworth House, Belfield Mill Lane in Belfield. T1 to T7 adjoins the on-street parking spaces at the end of Pasture Close, whilst T8 adjoins the front driveway of no. 16 Pasture Close.

PROPOSAL

The proposal seeks consent for the crown reduction of all eight trees by 2m.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)
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

N/A

CONSULTATION RESPONSES**Tree Officer**

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:

- ⑦ assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;
- ⑦ 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;
- ⑦ consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
- ⑦ consider whether any requirements apply in regard to protected species;
- ⑦ consider other material considerations, including development plan policies where relevant; and
- ⑦ 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.

No comments have been received from the Tree Officer at the time of writing. Notwithstanding, the proposed branch reduction works would seek to reduce the spread of the trees over the adjoining parking area and is therefore justified in the interest of safety and good arboricultural practice. Notwithstanding, the works are not so significant that they would have a substantial impact on the amenity value of the trees and would not ultimately have a permanent impact.

Subject to the suggested 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 four standard conditions

Notes for Applicant:

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

- Location Plan – received 13/10/2023
- Photographs of trees subject to proposed works

Report Author Sam Yuen