

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00957/WTTPO	Bob Melling	24 September 2025

Address: 1 Dearnley Avenue, Littleborough, OL15 8BF

Proposal: Works to trees under TPO003 including 20% lateral reductions to T1 and T2 (Sycamore) and 10% lateral reduction to T3 (Horse Chestnut).

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/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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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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CHECKED AND SIGNED OFF BY: RC

DATE: 14/10/25

SITE

The application relates to two Sycamores and one Horse Chestnut situated on land to the rear of no. 1 Dearnley Avenue. The trees fall within the curtilage of the ground of the adjacent Stubley Hall. The trees form part of a wider group lining the rear gardens of nos. 1 – 13 Dearnley Avenue.

PROPOSAL

Consent is sought for lateral reductions to the trees of up to 20% to take them away from the rear boundary of the application property.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Tree Officer – No comments received at 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.

In respect of the above, the main consideration relates to balancing the preservation of the amenity of the trees with the need to carry out the works. The works to the trees are justified in the interests of health and safety and residential amenity. Furthermore, maintenance and pruning of trees is considered good arboricultural practice to ensure they remain in a healthy condition.

The proposed works are not on a scale that would adversely affect the amenity value of the trees, and they would remain an asset to the area to be enjoyed by local residents and wildlife. Providing the works are carried out in accordance with British Standards, it is considered that they would constitute appropriate tree management.

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 subject to conditions.

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 the standard conditions.

Notes for Applicant:

INFORMATIVES

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Tree Survey & Report dated 16th September 2025 and prepared by Mr Stephen Patrick
 - Location plan

Report Author Bob Melling