

APPLICATION NUMBER: 23/00648/WTCA

## DELEGATED DECISION CHECKLIST AND REPORT

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| APPLICATION NO. | CASE OFFICER | DATE         |
|-----------------|--------------|--------------|
| 23/00648/WTCA   | Bob Melling  | 27 July 2023 |

**Address:** 7 Calderbrook Terrace, Littleborough, Rochdale, OL15 9PP

**Proposal:** Application to fell T1 and T2 - Sorbus Whitebeam within Rock Nook Conservation Area.

|                |              |
|----------------|--------------|
| RECOMMENDATION | NO OBJECTION |
|----------------|--------------|

CHECKED AND SIGNED OFF BY: RK

DATE: 27/07/2023

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### SITE

The application relates to two Sorbus Whitebeam trees sited to the south-east of no. 7 Calderbrook Terrace in Littleborough. The trees are located within the Rock Nook Conservation Area.

### PROPOSAL

The application seeks to remove two Sorbus Whitebeam trees by sectioned down. Two replacement native trees would be planted in a suitable location within the curtilage of the host dwelling.

### RELEVANT PLANNING POLICY

#### National Guidance

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

#### Adopted Rochdale Core Strategy (CS):

G7 Increasing the value of biodiversity and geodiversity  
P2 Protecting and enhancing character, landscape and heritage

### RELEVANT SITE HISTORY

N/A

### CONSULTATION RESPONSES

Tree Officer

No comments received.

## **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 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 trees are a native species and form part of a wider group which make a modest contribution to the verdant setting along this part of Calderbrook Terrace and the Conservation Area. However, the trees are multi-stemmed and have been incorrectly worked resulting in poor shape and form. The poor condition of the trees is likely to limit their retention and life span. Further to this, the trees are only visible or prominent in the immediate locality and do not possess any outstanding features which would make them otherwise remarkable. To mitigate the loss of the trees, replacement native trees are to be planted in a suitable location within the curtilage of the applicant property.

Therefore, it is not considered that the trees make a substantive contribution to the setting or character of the Conservation Area and it is not considered that they are worthy of special protection. On this basis, it is recommended that they are replaced with a native tree species in a more suitable location.

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 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:**

## INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
  - Tree Location Plan
  - Annotated photos of trees

Report Author Bob Melling