

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER     | DATE           |
|-----------------|------------------|----------------|
| 23/00380/WTTPO  | Chelsea Petrillo | 23 August 2023 |

**Address:** 843 Bury Road, Rochdale OL11 4AA

**Proposal:** Application for works to (T1- Sycamore) Crown lift to 8m, (T2- Sycamore) Fell Replant 1 maple close by, (G1- Sycamore) and (1 Larch) Crown lift to 8m, (G2- 2 Sycamores) - Crown lift to 8m within Tree Preservation Order 004

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| 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 Standard Conditions |
|----------------|--------------------------------------|

CHECKED AND SIGNED OFF BY: TH DATE: 24.08.2023

### SITE

The application relates to various protected sycamore trees and 1 larch tree located in the amenity space of 843 Bury Road, within an area of dense woodland in designated Green Belt land.

## **PROPOSAL**

The proposal seeks consent for the following works:

- T1 Sycamore – Crown lift to 8m
- T2 Sycamore – Fell due to large basal cavity and replanting of one maple tree close by
- G1 Sycamore and one Larch – Crown lift to 8m to allow light filtration
- G2 Two Sycamores – Crown lift to 8m

The application originally sought consent to fell a further sycamore tree (T3 within the application), but following feedback from the tree officer (as noted below) that this is not justified, this has been removed from the application with the agent's agreement. The description of the proposed works has been amended accordingly.

## **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

## **RELEVANT SITE HISTORY**

None applicable.

## **CONSULTATION RESPONSES**

### Tree Officer

*I have looked at this one, and would agree that the majority of the works proposed are justified in the interests of good arboriculture practice and for the safety of property and of the highway.*

*However, I would not agree that the harm being caused by T3 (minor damage to a boundary) is sufficient justification for removal of the tree. I would agree that the tree has poor form; Ivy growth has extended well into the canopy and some limb doe-back is evident, which can often be a sign of underlying health problems, but there does not appear to be any root plate movement and the tree is prominent in the landscape (along the Crimble Lane frontage), so its loss would have a substantive landscape impact. It's difficult to properly assess the overall health of the tree because of the dense Ivy cover. My advice would be to clear the Ivy as far as may be possible, and then re-assess the health of the tree.*

*So overall my advice would be –*

*T1- Sycamore- Crown lift to 8m to create a good clearance for bt lines, access routes and footways. Reduce back 2m from the building to maintain a good clearance and prevent any issues in the future - **Approve***

*T2- Sycamore- Fell due to a large cavity formed to the base of the tree which the ivy clad has covered up over the years. This tree has an excessive wind sale due to the ivy - **Approve***

*T3- Sycamore- Fell due to poor form and lack of space for the stem to expand. The tree is pushing the fence out and creating a bulge in the stone wall behind – **Refuse pending further investigation***

*G1- Sycamore trees and 1 Larch- Crown lift to 8m to create good road clearance and allow light filtration into the front drive and houses which will give residents a better quality of life - **Approve***

G2– 2 Sycamores- Crown lift to 8m to allow good clearance over the garage and allow better airflow to help keep damp and moss issues away. This will also give a more uniform look to the area matching in with G1 – **Approve**

*I would agree with the proposal to re-plant with Maple sp.*

**Officers Response:** Following the Tree Officer's recommendation, the T3 Sycamore tree was removed from the application pending further assessment, as requested by the agent in email correspondence with the case officer on 23.08.2023.

### **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."*

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.

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted. The Officer raised no objections to the application on Arboriculture grounds. The works are justified on the grounds of avoidance of harm to 843 Bury Road and in the interest of good arboriculture practice.

## **RECOMMENDATION**

### GRANT Subject to Conditions

1. The tree works hereby approved shall not commence until details of the proposed replacement tree planting for tree T2 have been submitted to, and approved in writing by, the Local Planning Authority. The details shall specify species (native), planting sizes, spacing and numbers of trees (including tree pit specifications where appropriate), and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details within the next planting season of the planning permission or in accordance with a timetable agreed in writing with the Local Planning Authority, following completion of the approved tree works. Any replacement trees which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: Insufficient information is contained within this submission and in the interest of ensuring that the replacement tree planting positively impacts on the significance of the non-designated heritage asset and the conservation area in accordance with Policies P2 and DM1 of the Rochdale Core Strategy.

### **Notes for Applicant:**

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

- Location Plan (T3 is excluded from the approved plan)
- Photo G1 T1
- Photo G1 T1 T3 (T3 excluded)
- Photo T2

For the avoidance of doubt, and notwithstanding the details shown on the approved drawings, this approval is limited to the works as listed in the amended description, and does not include consent to fell tree T3.

Report Author Chelsea Petrillo