APPLICATION NUMBER: 18/01450/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01450/WTTPO	Osian Perks	29 March 2019

Address: 15 Wren Gardens Middleton M24 5TL

Proposal: Application for works to 1 Lime tree subject to Tree Preservation Order No. 124

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

RECOMMENDATION	**Grant**

CHECKED AND SIGNED OFF BY: AT **DATE: 29.03.19**

SITE

This application relates to a tree to the front of No.15 Wren Gardens in Middleton.

PROPOSAL

The proposal constitutes the removal of small epicormic growths on the trunk of the application tree.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

n/a

CONSULTATION RESPONSES

Landscaping/Tree Officer
No comments received to date

REPRESENTATIONS

None received

ANALYSIS

In considering applications for works to protected trees, Government advice in paragraph 90 (ID: 36-090-20140306) 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 (ID: 36-091-20140306) 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 the works to the trees are 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 works to the tree involve the removal of epicormic growths. The plan submitted indicates that the branches removed would be small and be of limited harm to the visual amenity value and vitality of the tree.

The application proposal is therefore considered to be compliant with the guidance contained within the NPPG and noted above, and the application is recommended for approval subject to conditions.

RECOMMENDATION

GRANT subject to four standard conditions.

1. The works shall be carried out in accordance with the photographs and schedule submitted on 21/12/2018.

Procedure Statement

Notes for Applicant:

Report Author Osian Perks