**APPLICATION NUMBER: 18/01452/WTTPO**

# DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE |
|---|---|---|
| 18/01452/WTTPO | Alison Truman | 15 May 2019 |

**Address:** 25/26 and 37/38 West Hill Rochdale OL11 4LP

**Proposal:** Application for works to one Beech tree and one Holly tree subject to Tree Preservation Order No. 54

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|---|---|---|---|---|
| PUBLICITY | **Weekly list expired?** | y | **Site notice expired?** | n/a |
| | **Neighbour letters expired?** | y | **Press Notice expired?** | n/a |

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|---|---|---|---|---|
| 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: DA** **DATE: 17/05/2019**

## SITE

The application relates to trees within the amenity space of the properties at West Hill, to the rear of numbers 25/26 and 37/38.

## PROPOSAL

Permission is sought for the following works:

- Beech – Raise low canopy to 2.4m;
- Holly - Raise low canopy to 3.0m, remove deadwood.

## RELEVANT SITE HISTORY

None

## CONSULTATION RESPONSES

Landscaping/Tree Officer
No comments received to date

## REPRESENTATIONS

None

## 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 trees and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The proposed tree works are minor in nature and it is considered they will be of benefit to the health of the trees, without resulting in any loss of their amenity value.

## RECOMMENDATION

**GRANT subject to standard conditions**

**Notes for Applicant:**

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

- Location Plan
- Tree Schedule
- Photos of Tree Works

Report Author Alison Truman