

APPLICATION NUMBER: 24/01118/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01118/WTCA

CASE OFFICER

Sam Yuen

DETERMINATION DATE 24.12.2024 **EXT OF TIME**

Address: 170 Ramsden Road, Wardle, Rochdale, OL12 9NU

Proposal: Application to fell and remove one Eucalyptus tree within Wardle Conservation Area

RECOMMENDATION

NO OBJECTION

CHECKED AND SIGNED OFF BY: RK

DATE: 18/12/2024

SITE

The application relates to 1no. Eucalyptus tree located in the rear curtilage of no. 170 Ramsden Road. The tree is located within the Wardle Conservation Area and adjoins the rear curtilage boundary of no. 168 Ramsden Road to the south and the playing fields of St James C of E Primary School to the east.

PROPOSAL

The application seeks to remove 1no. Eucalyptus tree. The submitted Tree Report notes the tree is causing excessive shading towards the host property and has outgrown its current location. Several locations of bark unions have also been identified and the roots are causing damage to neighbouring gardens. It also points to vulnerabilities with Eucalyptus trees which are known for their shallow root systems that can spread widely and aggressively and can result in falling branches without warning. Its removal would mitigate the potential risk and hazards to the surrounding residents, users and properties.

It is noted the submitted supporting statement also refers to works to remove an existing chimney stack. Such works fall outside of the remit of this application and would require separate planning permission.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6 Urban Green Space

Policy JP-G7 Trees and Woodland

Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Conservation and Design

The Officer would offer no objection from a conservation perspective should there be satisfactory arboricultural reasons to fell the tree. It is noted that the tree is visible above the roofline of the associated terrace when travelling in a southerly direction along Ramsden Road and contributes positively to the street scene, but this must be balanced against other relevant amenity and safety factors.

The Officer would refer to the Council's arboricultural consultant to advise on whether the arboricultural reasons for felling are sufficient to warrant the removal of the tree.

Tree Officer

No comments received at the 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 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.

To assist with the assessment of the proposal against the above considerations, the Tree Officer and Conservation Officer were consulted on this application. No comments were received from the Tree Officer. Notwithstanding, the Conservation Officer has noted that whilst the tree can be visible above the roof line along Ramsden Road and contributes positively towards the street scene, a balanced judgement must be made against relevant amenity and safety factors. As such, the Officer has no objections should there be reasonable arboricultural grounds for the tree removal. The submitted Tree Report has noted the Eucalyptus tree has outgrown its current location and is causing excessive shading and damage to neighbouring gardens. There are also concerns the continued growth of the tree may pose a risk to the surrounding infrastructure and may be prone to falling branches which may damage properties and cause injury to surrounding users, including ones of the adjoining playing fields. The proposed works would therefore be justified in the interest of public safety, residential amenity and good arboricultural management. Whilst the tree carries some amenity value, it is not readily visible in the street scene and thus does not make a substantive contribution to the significance of the conservation area. It is also not a native species and does not form part of a tree group and thus does not warrant the designation of a Tree Preservation Order.

To compensate for the loss in amenity value due to the tree removal, the applicant is encouraged to replant trees of a native species.

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):-
 - Location Plan – received 13/11/2024
 - Supporting Statement – received 13/11/2024
 - Tree Report by Special Branch Tree Surgery – dated 02/09/2024
2. In the first planting season following the removal of the trees, the applicant is strongly encouraged to carry out replacement planting of native species of a similar height at maturity.

Report Author Sam Yuen