

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00299/WTTPO	Chelsea Petrillo	15 April 2024

Address: 1 Oulder Nook, Oulder Hill Rochdale OL11 5LE

Proposal: Works to trees subject to Tree Preservation Order TPO64 as follows:-
1 Sycamore Tree (T8) - Crown lift to 5.2 meters and crown thin by a maximum of 20%, 1 Weeping Ash Tree - Reduce to a smaller standing stem of 2 metres, 1 Beech Tree (T10) - Removal of small lower growth, reduce the longest intrusive branch by 5 meters to a suitable pruning point and reduce Crown branches by a maximum of 3 meters.

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:** 02.05.2024

SITE

The application relates to the works to three trees located within the grounds of 1 Oulder Nook in the Bamford ward of Rochdale, protected by TPO064.

PROPOSAL

The proposal seeks consent for the following works:

T8 Sycamore - Crown lift to 5.2m and thinning of the crown by 20%

T9 Weeping Ash – Reduce standing stem to 2m

T10 Beech – Removal of small lower growth, 5m reduction in longest branch and crown reduction to 3m

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-G7 - Trees and Woodland

Local

Adopted Rochdale Core Strategy (CS):

G7 – Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None applicable.

CONSULTATION RESPONSES

Tree Officer

No comments at received at 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 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.

No comments were received from the Tree Officer. Notwithstanding, the submitted Tree Report notes works to the trees are in the interest of excessive twig/branch dropping into amenity space of 1 Oulder Nook as well as causing excessive shading to the property therefore the work is justified in the interest of safety and good arboriculture practice. The works are also justified on the grounds of avoidance of harm and increased living standard to 1 Oulder Nook and in the interest of good arboriculture practice.

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

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 (Annotated)
- Tree Report (dated 23.03.2024)

Report Author Chelsea Petrillo