

APPLICATION NUMBER: 22/01371/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01371/WTTPPO	Aimee Bovaird	28 November 2022

Address: 5 Tenterhill Lane Rochdale OL11 5TY

Proposal: Application for works to one Beech tree (subject to Tree Preservation Order No. 71) comprising of a 3m reduction to reduce end weight and balance out the tree

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/A
-----	--	-----

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: AT

DATE: 14.12.2022

SITE

This application relates to one Beech Tree (subject to Tree Preservation Order No. 71) comprising of a 3m reduction to reduce end weight and balance out the tree. The tree is in the curtilage of 5 Tenterhill Lane.

PROPOSAL

This proposal seeks consent for a 3m reduction to reduce end weight and balance out the tree

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

I would raise no objections to the above application, justified in the interests of good arboricultural management and residential amenity.

REPRESENTATIONS

N/A

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:

- ② assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ② 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;*
- ② consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ② consider whether any requirements apply in regard to protected species;*
- ② consider other material considerations, including development plan policies where relevant; and*
- ② 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 proposed works are justified in regards to '*whether any loss or damage is likely to arise if consent is refused or granted subject to conditions*' and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The tree officer has no concerns or objections about the works to the tree.

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 subject to the standard conditions.

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.

All approved works must be undertaken by a suitably qualified and insured arborist an in accord with BS3998:2010

RECOMMENDATION

GRANT subject to standard conditions

Notes for Applicant:

Informative

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

- Location Plan
- Application Form
- Supporting Photographs

Report Author Aimee Bovaird