

APPLICATION NUMBER: 22/01199/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01199/WTCA	Aimee Bovaird	30 January 2023

Address: Sladen Wood Mill Todmorden Road Littleborough Rochdale OL15 9EW

Proposal: Application to fell 2 Ash and 2 Sycamore trees within Rock Nook Conservation Area

RECOMMENDATION	NO OBJECTION
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CHECKED AND SIGNED OFF BY: AT

DATE: 10.02.2023

SITE

This application relates to Sladen Wood Mill, this is in Rock Nook Conservation Area. This application relates to two Ash and two Sycamore trees.

PROPOSAL

The application relates to fell 2 Ash and 2 Sycamore trees within Rock Nook Conservation Area.

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

77/D04960 – Outline application new factory - Grant

CONSULTATION RESPONSES

Conservation And Design

The four trees proposed to be felled are located on Todmorden Road in the Rock Nook Conservation Area. They are along the roadside and make a positive contribution, creating a green lung between the buildings.

Their loss would have some adverse impact on the character and appearance of the Conservation Area. To mitigate this, a condition should be imposed requiring replacement planting.

Tree Officer

I would raise no objection to these tree removals. The Ash are showing advanced stages of Ash die-back disease and need to be removed in the interests of health and safety and overall tree health, and the Sycamore is causing obvious damage to the wall.

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.

The tree officer raised no objection to the proposed work. The tree officer noted that the trees are suffering from Ash dieback disease, and it is considered the removal of the trees is required for health and safety reasons as well as the general tree health in the area.

Considering the poor health of the trees and potential risk to people and property, it is considered that the proposed works to the trees within Rock Nook Conservation Area are acceptable and it is not considered suitable for protection by TPO.

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):-
 - Tree Location Plan
 - Annotated photos

Report Author Aimee Bovaird