

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01204/WTTPO	Bob Melling	27 th November 2023

Address: 23 Frank Fold, Heywood, OL10 4FF

Proposal: Proposed crown reduction by 3m of Copper Beech (T5) subject to Tree Preservation Order TPO150

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RC

DATE: 12/12/23

SITE

The application relates to Copper Beech (T5) within the rear garden area of no. 23 Frank Fold in Heywood.

PROPOSAL

The proposal seeks consent for a crown reduction of 3m to Copper Beech (T5). The tree is marked as T2 on submitted location plan, but when checking the plotted TPO it is clear that the request relates to T5 (due to species and location).

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

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|-----------------|---|
| 23/00711/WTTPPO | Application for works to one Lime tree (T1) - crown lift to 6m to allow light into the garden and thin out by 20% to obtain a healthier less dense canopy and to fell one Copper Beech (T2) due to the close proximity of the building and poor form, subject to Tree Preservation Order No. 150
Part Granted and Part Refused |
| 18/00144/WTTPPO | Works to trees within Tree Preservation Order 150 T5 Beech Crown thin by 15% T4 Lime Crown thin by 10%. Granted STC |
| 17/00661/HOUS | Erection of detached garage with storage area. Granted STC |
| 17/00621/WTTPPO | Application to fell T8 within tree preservation order 150.
Granted STC |

CONSULTATION RESPONSES

Tree Officer

I would accept that the proposed pruning works are justified on the grounds of good arboriculture practice and residential amenity.

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:

- 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;*

- ❑ *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 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.

To assess the acceptability of the proposals against the above considerations, the Council’s Tree Officer has been consulted. The Officer raised no objections to the proposed pruning works, which are justified on the grounds of good arboriculture practice and residential amenity.

The proposal to carry out works to the tree is therefore considered to be compliant with the guidance contained within the NPPG 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):-

- Photograph of T2
- Tree Location Plan