APPLICATION NUMBER: 21/00281/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00281/WTCA	Majid Mir	6 April 2021

Address: Wardle Community Church and 2 Vineyard Cottage, Knowl Syke Street, Wardle

Proposal: Application for works to various trees and to fell 13 tree within Wardle Conservation Area

RECOMMENDATION	NO OBJECTION

CHECKED AND SIGNED OFF BY: AT **DATE: 06.04.2021**

SITE

The application relates to various trees within the grounds of Wardle Community Church and 2 Vineyard Cottage.

PROPOSAL

The proposal is to have works done on various trees. The proposal seeks to fell 13 trees of various species and carry out various works to 19 other trees. In total the application proposes to fell or carry out work to 32 trees.

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer:

No response received.

REPRESENTATIONS

None.

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.

In regards to the applicants proposal to fell 13 trees of various species, it noted that that whilst the trees do have some amenity value, however, the application seeks to remove the trees due to the poor condition of the trees, due to the location close to or in a grave, amenity impact of residents or do you to risk to people and property. The work to the other trees amongst other work includes removing deadwood and removing branches. Additionally, it is noted that most of trees related to the application are not mature trees and are of limited amenity value.

Considering the damage being caused by the trees and the potential risk to people and property, it is considered that the proposed works to the trees within the grounds of Wardle Community Church and 2 Vineyard Cottage 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 report

Report Author Majid Mir

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