**APPLICATION NUMBER: 21/00296/WTTPO**

# DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE |
|---|---|---|
| 21/00296/WTTPO | Emily Sykes | 4 June 2021 |

**Address:** 2 Thornham New Road, Rochdale, OL11 2XW

**Proposal:** Work to trees 3 Sycamores (T1, T2 and T3) and 1 Ash tree (T4) subject to Tree Preservation Order no. 016 consisting of crown thin by no more than 20% and crown lift to 3 metres

| | | | | |
|---|---|---|---|---|
| PUBLICITY | **Weekly list expired?** | Y | **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 Conditions** |

**CHECKED AND SIGNED OFF BY: EH** **DATE: 09 June 2021**

## SITE

The application relates to Sycamore Trees T1, T2, T3 and Ash Tree T4 recorded under TPO016. The trees are located on the curtilage at no.2 Thornham New Road and overhang the public footpath on Manchester Road.

## PROPOSAL

Consent is sought for the crown of the identified trees to be thinned by no more than 20% and for a crown lift to 3 metres.

## 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

N/A

## CONSULTATION RESPONSES

Tree Officer

The Council's Tree Officer would raise no objections to this application, justified in the interests of public amenity.

Approved works must be undertaken by a suitably qualified and insured Arborist and in accord with BS3998:2010.

The Officer would advise the applicant, and any contractors appointed by the applicant, to have the Ash tree closer inspected before carrying out any approved pruning works. There are some concerns about Ash dieback disease affecting trees in this area, but it is too early in the season to properly assess trees for signs of this disease. Ash dieback can weaken trees and make trees hazardous to work on.

## 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:*

- *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 proposed works are 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.

In assessing the amenity value of the tree, the tree is highly visible from Manchester Road and forms a strong tree line which is a characteristic feature of the area. Therefore, the retention of the tree in its current form will ensure its ongoing positive contribution to the visual amenities of the area. It is considered that a pruning of 20% will retain the strong tree line and ensure the visual amenity of the trees is not harmed.

Subject to the suggested conditions to limit the scope of the proposed works, it is therefore considered that the proposed works are justified and would have an acceptable amenity impact.

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 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.

**RECOMMENDATION**

**Grant Subject To Four Standard Conditions**

**Notes for Applicant:**

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

- Submitted Photography
- Description of works in application form

2. Failure to carry out the works to the standards set out in BS3998:2010 may result in prosecution under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Report Author Emily Sykes