**APPLICATION NUMBER: 18/01451/WTTPO**

# DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE |
|---|---|---|
| 18/01451/WTTPO | Osian Perks | 29 March 2019 |

**Address:** 71 And 83 Rectory Street Middleton M24 5TY

**Proposal:** Application for works to 3 Lime trees subject to Tree Preservation Order No. 124

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|---|---|---|---|---|
| PUBLICITY | **Weekly list expired?** | y | **Site notice expired?** | n/a |
| | **Neighbour letters expired?** | n/a | **Press Notice expired?** | n/a |

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|---|---|---|---|---|
| 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 |

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|---|---|---|
| COMMENTS | **Planning Panel comments received?** | n |
| | **Neighbour comments received?** | n |

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|---|---|---|
| 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 |

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|---|---|
| **RECOMMENDATION** | **Grant** |

**CHECKED AND SIGNED OFF BY: AT** **DATE: 29.03.2019**

## SITE

This application relates to 3 lime trees, one to the front of 71 Rectory Street and 2 to the front of 83 Rectory Street, in Middleton.

## PROPOSAL

T1 - Remove Dead wood, remove epicormic growths
T2 - Remove Epicormic growths, raise low canopy to 5.2m
T3 - Remove Ivy, remove epicormic growths, raise low canopy to 5.2m

## RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

## RELEVANT SITE HISTORY

n/a

## CONSULTATION RESPONSES

Landscaping/Tree Officer
No comments received to date

## REPRESENTATIONS

None received.

## ANALYSIS

In considering applications for works to protected trees, Government advice in paragraph 90 (ID: 36-090-20140306) 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 (ID: 36-091-20140306) 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 the works to the trees 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.

The works to T1 at 71 Rectory Street involve the removal of epicormics growth up to 5 metres in height. This element of the proposal is small in scale, and as such it is considered not to fundamentally harm the visual amenity value or vitality of the tree.

The works to T2 at 83 Rectory Street involve the removal of epicormics growths and a crown raise up to a height of 5.2m. The plan submitted indicates that the branches removed would be small in scale and be of limited harm to the visual amenity value and vitality of the tree.

The works to T3 at 83 Rectory Street involve the removal of epicormics growths and a crown raise up to 5.2m along with the removal of ivy. The photographs submitted with each application indicate that the works would not substantial harm the visual amenity value of the tree.

The application proposal is therefore considered to be compliant with the guidance contained within the NPPG and noted above, and the application is recommended for approval subject to conditions.

## RECOMMENDATION

**GRANT subject to four standard conditions and:**

1. The works shall be carried out in accordance with the photographs and supporting report submitted on 21/12/2019.

Report Author Osian Perks