

APPLICATION NUMBER: 24/00354/WTTPO

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00354/WTTPO	Hamish Rigg	20/05/2024

Address: 453 Edenfield Road, Rochdale, OL11 5YR

Proposal: Proposed removal of one Sycamore Tree (T6) subject to TPO157

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
-----	--	---

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: RK

DATE: 28/05/2024

SITE

The application relates to a mature Sycamore tree located within the curtilage of 453 Edenfield Road, a two-storey end of terrace property in the Cutgate area of Rochdale. The area is predominantly residential with an abundance of mature trees lining the streets and gardens.

The property faces north, overlooking the public highway. It is adjoined by no. 455 to the west, and lies adjacent to a private road to the east which serves 'Rose Villa'. The rear boundary of the curtilage faces south, bordering the car park of Rochdale Golf Club. The Sycamore tree is at the front of the property adjacent to the border with Rose Villa.

PROPOSAL

Permission is sought for the felling of one Sycamore Tree (T6) subject to TPO157, as the tree has two cavities within its trunk.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G6- Enhancing green infrastructure

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

There are two significant cavities within the trunk of this tree at a height of approximately 2.5-3 meters, both of which show signs of decay running into the heartwood of the tree. This level of decay will compromise the structural integrity of the tree. I would therefore consider that there is a risk of failure of this tree, either large branch loss or failure of the main stem.

Given the close proximity of the tree to residential property and to a well-used public footpath the tree does pose a significant safety risk and I would agree that the tree does need to be removed in the interests of public safety and avoiding harm to property.

The application should therefore be approved.

I would advise against tree replacement at the location of the existing tree, because of the close proximity to property. Space for replacement planting with large trees is limited in the area, although there is an area of greenspace nearby on the opposite side of Edenfield Road which could accommodate new tree planting.

All works must be carried out by a suitably qualified and insured arborist and in accord with BS3998:2010

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;*
- ② consider whether any requirements apply in regard to protected species;*
- ② consider other material considerations, including development plan policies where relevant; and*
- ② 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 consideration in respect of this application relates to whether damage or loss is likely to arise if consent is refused. In this instance, the area in question is highly populated with buildings, traffic and people, and therefore unhealthy trees pose a significant risk. The Sycamore tree is suffering from the presence of two cavities within its stem, showing rotting wood and decay, and therefore causing the tree to be unstable. In the interests of public safety, the removal of the Sycamore tree is therefore justified.

In corroboration the Council's highways officer raised no objection to the removal of the tree. They have also advised against a replacement tree due to its proximity with the property.

RECOMMENDATION

GRANT subject to standard conditions

Notes for Applicant:

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

- Location plan:T6TPO157
- Applicant photographs
- Special Branch Tree Surgery, Tree Care and Removal Specialists – 16/04/2024

Report Author Hamish Rigg