

APPLICATION NUMBER: 24/00697/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00697/WTTPPO

CASE OFFICER

Sam Yuen

DETERMINATION DATE 29.10.2024 EXT OF TIME

Address: 14 Beadle Avenue, Rochdale, OL12 9RN

Proposal: Works to trees identified within group G10 of Tree Preservation Order 259 including crown thin of 30% to Lime Tree (T29) and crown thin of 30% and crown lift of 4m to Maple tree (T30)

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

CHECKED AND SIGNED OFF BY: RK

DATE: 29/10/2024

SITE

The application relates to one Lime tree (T29) and one Maple tree (T30) within Group G10 subject to Tree Preservation Order 259, located in the rear curtilage of no. 14 Beadle Avenue. The trees are also adjacent to the side curtilage boundary of no. 15 Guardian Close to the west.

PROPOSAL

The proposal seeks consent for the crown thinning of 30% to the Lime tree and crown thinning of 30% and crown lift of 4m to the Maple tree. The submitted details note that the trees are encroaching onto neighbouring properties and falling tree branches are causing risk to occupants.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6: Urban Green Space
Policy JP-G7: Trees and Woodland
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

18/00297/WTTPO - Work to trees subject to Tree Preservation Order TPO259 for the removal of a Maple tree T27, and a crown thin of up to 25% to Lime tree T29 and Maple tree T30 - Grant subject to conditions

CONSULTATION RESPONSES

Tree Officer

The Tree Officer has no objections to the above application, justified in the interests of responsible tree ownership, good arboricultural management and mitigation of risks to property.

Works must be undertaken by a suitably qualified Arborist and to standards laid out in BS 3998.

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 considerations in respect of this application are whether the proposal for works to the tree is 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.

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted and has raised no objections to the proposed works. The pruning works to the Lime and Maple trees would prevent falling branches and reduce encroachment into the adjoining property. The proposed works are therefore justified in the interests of good arboricultural management, residential amenity and mitigation of risks to properties.

Subject to the suggested conditions, 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.

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 two standard conditions

Notes for Applicant:

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

- Location Plan – received 16/07/2024
- Photos of trees subject to proposed works and annotations – received 11/09/2024

Report Author Sam Yuen