

APPLICATION NUMBER: 24/00893/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00893/WTCA

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 23.10.2024 EXT OF TIME

Address: Land Behind No's 8-14 Traynor Close Middleton Rochdale M24 5DU

Proposal: Application to fell a group of 10 Willow Trees identified as G1 within Middleton Conservation Area

RECOMMENDATION

NO OBJECTION

CHECKED AND SIGNED OFF BY: LA

DATE: 04.11.24

SITE

The application relates to 10 Willow Trees located on land to the rear of no. 8-14 Traynor Close. The trees are located within Middleton Town Centre Conservation Area.

PROPOSAL

The application seeks to fell 10 Willow trees. The trees are grouped together.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7 Increasing the value of biodiversity and geodiversity

P2 Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Tree Officer

No objections subject that the works are carried out outside the optimum time of year for bird nesting (March to August inclusive).

No comments received to date

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 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.

To assist with the assessment of the proposal against the above considerations, the Tree Officer was consulted on this application. The Officer has stated the trees do not have a high amenity value and would not merit a dedicated Tree Protection Order.

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

Informative

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

- Tree Report

Report Author Aimee Bovaird