

APPLICATION NUMBER: 22/01301/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01301/WTTPO	Rosalind Gralton	17 November 2022

Address: Mayroyd Norden Road Rochdale Rochdale OL11 5PT

Proposal: Application for works to one Horse Chestnut (T1), one Sycamore (T2) and 2 Copper Beech (T3 and T4) to crown reduce by 2-3 meters, subject to Tree Preservation Order No.98

RECOMMENDATION	APPROVE
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CHECKED AND SIGNED OFF BY: AT

DATE: 18.11.2022

SITE

The application relates to works for one Horse Chestnut (T1), one Sycamore (T2) and 2 Copper Beech (T3 and T4) tree, subject to Tree Preservation Order No.98

PROPOSAL

The application relates to works for one Horse Chestnut (T1), one Sycamore (T2) and 2 Copper Beech (T3 and T4) tree, to crown reduce by 2-3 meters, subject to Tree Preservation Order No.98

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

While I can see a reasoned justification for these tree works in the interests of residential amenity, I am a little concerned that the accompanying tree report, and the photos supplied, seem to indicate pruning on only one side of the trees. If the pruning works are confined to just one side of the trees, this may leave the trees mis-shapen.

I do note that in the description of the application, the works being requested are for crown reduction works, which should encompass the whole crown. For the avoidance of doubt, any permission granted should be taken to mean holistic crown reduction and not one-sided pruning works.

Works must be undertaken by suitably qualified and insured arborists, and in line with the requirements of BS3998:2010

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:

- ⑦ assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ⑦ 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;*
- ⑦ consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ⑦ consider whether any requirements apply in regard to protected species;*
- ⑦ consider other material considerations, including development plan policies where relevant; and*
- ⑦ 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 regards to ‘*whether any loss or damage is likely to arise if consent is refused or granted subject to conditions*’ and whether the reasons for works are of sufficient standing to warrant the granting of consent.

While the tree officer has concerns regarding the crowning to only one side of the trees, potentially causing misshapen trees, the arborist has no objections subject to conditions, and the works are justified in the interests of residential amenity and avoidance of harm to property.

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 the standard 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.

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

RECOMMENDATION

GRANT subject to standard conditions

And additional condition:

1. The crown reduction shall encompass the whole crown of each tree, rather than resulting in one-sided pruning.

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan
 - Application form
 - Supporting Photographs (Tree Photo 1, Tree Photo 2 and Tree Photo 3)
 - Supporting report received by the Council 10/10/2022

Report Author Rosalind Galton