

## DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE       |
|-----------------|--------------|------------|
| 24/0072/WTTPO   | Hamish Rigg  | 12/08/2024 |

**Address:** 8 Lower Beechwood, Rochdale, OL11 4LY

**Proposal:** Works to one Cherry Tree identified as 'T44' within Tree Preservation Order 146 - reduce stem to 6-7ft to prevent further decay.

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| 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: 15/08/2024

## **SITE**

The application relates to one cherry tree within Tree Preservation Order 146, in the rear garden of 8 Lower Beechwood Road, a detached property in a residential suburb of Rochdale. The tree falls along the eastern boundary of the curtilage, adjacent to the border with no. 6 Lower Beechwood Road. The subject tree forms part of a woodland associated with Mandale Park which spreads across the northern boundaries of the property and is covered by several Tree Preservation Orders.

## **PROPOSAL**

Permission is sought to reduce the stem of the cherry tree to 6-7ft to prevent further decay.

## **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**

13/00017/WTTPPO - Various pruning works to trees T44, T45, T46, T47, T48, T49 and T51, and felling of sapling trees within group W1 subject to Tree Preservation Order TPO146- APPROVED

23/01031/WTTPPO- T1- Willow- Fell due to poor form and lack of space to grow. T2- Oak- 2-3m reduction to the south side of the tree to reduce end weight and create clearance for the buildings. T3- Oak- 2-3m reduction to the south side of the tree to reduce end weight and create clearance for the buildings. T4- Beech- Fell- A very large and dominant beech tree located to the rear garden - APPROVED

## **CONSULTATION RESPONSES**

Greater Manchester Ecology Unit (tree officer) were consulted, however did not provide any comments. A view was taken that a decision could be made without their input in the interests of public safety and efficiency.

## **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.”*

In view of the above, the applicant has provided a supporting report which outlines the need for the stem reduction. It states that the subject tree has one leaning stem towards the neighbouring property, no. 6, and therefore poses a threat to occupier safety. Recently a large beech was removed which has now exposed the cherry tree to the wind and elements, further increasing the risk of failure.

In the interests of neighbouring occupier safety, and in order to maintain the health of the tree, a stem reduction is recommended and justifiable.

### **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
- Supporting report, TP Tree Care Ltd (06/07/2024)

Report Author Hamish Rigg