

APPLICATION NUMBER: 24/01048/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01048/WTTP0

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 22.11.2024 EXT OF TIME

Address: Street Record West Hill Rochdale OL11 4LP

Proposal: Works to trees subject to Tree Preservation Order 054 as follows:-
One Sycamore Tree identified as T1 - proposed removal of epicormic growth from the stem and scaffold branches for general maintenance and clearance of the footpath.

Trees within Group G1 of TPO054 - Proposed selective shortening and removal of lateral branches to best pruning point available, to achieve approximately 3m clearance of the properties to the south. This will abate nuisance to the properties and promote future growth.

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)?	NA

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

SITE

The site relates to trees located off Castle Avenue and West Hill, Rochdale. The trees are identified as T1, and a group of trees identified as G1.

PROPOSAL

The proposal seeks works to trees protected under TPO 054, including removal of epicormic growth, scaffold branches for maintenance, and pruning to enable clearance of properties to the south.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None

REPRESENTATIONS

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

CONSULTATION RESPONSES**Tree Officer**

24/01048/WTTPO | Works to trees subject to Tree Preservation Order 054 as follows:- One Sycamore Tree identified as T1 - proposed removal of epicormic growth from the stem and scaffold branches for general maintenance and clearance of the footpath. Trees within Group G1 of TPO054 - Proposed selective shortening and removal of lateral branches to best pruning point available, to achieve approximately 3m clearance of the properties to the south. This will abate nuisance to the properties and promote future growth. | Street Record West Hill Rochdale OL11 4LP

I would raise no objections to the above planning application, justified in the interests of responsible tree management, avoidance of harm to property and residential amenity. The trees can withstand the level of pruning recommended.

Works must be undertaken by a suitably qualified and insured person and to appropriate standards in line with BS3998.

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.”

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Tree Officer has considered the works to be justified in the interests of responsible tree management, avoidance of harm to property and amenity. It is considered the proposed level of pruning is suitable and the trees will withstand this.

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

Report Author Rosalind Galton