

APPLICATION NUMBER: 22/01449/WTTPPO

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER     | DATE            |
|-----------------|------------------|-----------------|
| 22/01449/WTTPPO | Chelsea Petrillo | 13 January 2023 |

**Address:** 9 Pargate Chase, Rochdale, OL11 5DZ

**Proposal:** Application for works to one Sycamore Tree (T58) subject to Tree Preservation Order No. 157, consisting of removal of epicormic growth from the trunk and minor pruning to lift the crown

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | Y   | 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 Standard Conditions |
|----------------|--------------------------------------|

CHECKED AND SIGNED OFF BY: AT

DATE: 19.01.2023

### SITE

The application relates to a Sycamore Tree (T58) which is located in the rear garden of no.9 Pargate Chase.

## **PROPOSAL**

The proposal seeks consent for the removal of epicormic growth from the trunk of the tree and minor pruning to lift the crown.

## **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

## **RELEVANT SITE HISTORY**

None applicable.

## **CONSULTATION RESPONSES**

### **Tree Officer**

I would raise no objections to the above application on arboriculture grounds. The works are justified in the interests of good arboriculture management and residential amenity.

## **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:*

- assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- 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;*
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- consider whether any requirements apply in regard to protected species;*
- consider other material considerations, including development plan policies where relevant; and*
- 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. The Officer raised no objections to the application on Arboriculture grounds. The works are justified on the grounds of residential amenity and public safety and the tree ought to recover well from the planned pruning.

### **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 (T58 Sycamore)
- Mini Tree Report (dated 07.12.22)

Report Author Chelsea Petrillo