

APPLICATION NUMBER: 24/00020/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00020/WTCA	Bob Melling	19 th February 2024

Address: Land Adjacent To 652 Heywood Old Road, Heywood, OL10 2QH

Proposal: Application to fell one Willow Tree within Birch Village Conservation Area

RECOMMENDATION	NO OBJECTION	
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CHECKED AND SIGNED OFF BY: RC

DATE: 19/02/2024

SITE

The application relates to one Willow tree sited to the north of no. 652 Heywood Old Road in Birch. The tree is located within the Birch Village Conservation Area.

PROPOSAL

The application seeks to fell one Willow tree. The tree is in poor form and has a split in the trunk.

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

Applying the TEMPO Guidelines I would not consider that applying a TPO would be appropriate, and I would consider the proposed tree removal as justified in the interests of reasonable residential amenity and good tree management.

I would therefore raise no objections to the application.

REPRESENTATIONS

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

The application was published on the Council's website and 1 representation was received in objection to the proposals, requesting that the tree be saved.

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 stated that the proposed tree removal is justified in the interests of reasonable residential amenity and good tree management. Therefore, it is considered the tree does not merit protection under a Tree Preservation 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

Notes for Applicant:

INFORMATIVE

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

Report Author Bob Melling