

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00548/WTTPPO	Hamish Rigg	19/07/2023

Address: Hollingworth Court, Stubley Mill Road, Littleborough Rochdale OL15 8SG

Proposal: Application for works to 1 x Beech tree (T1) and 1 x London plane tree (T2) to reduce back to clear building by 2.5/3 metres, subject to Tree Preservation Order No. 263

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)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 25/07/2023

SITE

The application relates to one Beech tree and one London plane tree at the rear (south –west) elevation of 7-15 Hollingworth Court. The trees form part of a line of trees which overhang 7-15 Hollingworth Court and

PROPOSAL

The proposal seeks consent to reduce 1 X Beech tree (T1) and 1 x London Plane tree (T2) to allow a 2.5/3 metre clearance of the adjacent building.

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

13/00701/WTTPO - Proposed 25% crown reduction to Beech trees within G1 and trim branches up to 25% overall reduction of canopy of Plane trees T1 & T2 subject to Tree Preservation Order TPO263 – Granted STC

CONSULTATION RESPONSES

Tree Officer

I would raise no objections to this application, justified in the interests of avoidance to harm to property and residential amenity.

Works must be undertaken by a suitably qualified and insured Arborist, in accord with BS3998:2010

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;*

- 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.”

With regard to the above, the main consideration in respect of this application is the amenity value of the tree in its current form, relative to the need to carry out the work. Both trees are encroaching on the property and considerably obstruct the view from the window and exposure to sunlight, thus negatively impacting on occupants of Hollingworth Court. If left unchecked, the trees could potentially damage the building or contribute to a build-up of sediment and moss on the property. Reducing the branches to allow a 2.5/3m clearance from Hollingworth Court would not only have a positive impact on the property, but the impact on the amenity value of the trees would be negligible. The trees would retain the majority of their canopy and foliage, thus preserving their positive contribution to the character of the landscape.

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 in the interests of public safety and good arboricultural practice.

Subject to the suggested conditions, 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 four standard conditions

Notes for Applicant:

For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-

- New location plan and photo of T1
- Photo of Tree T1 (X3)
- Photo of Tree T2 (X2)

Report Author Hamish Rigg