

APPLICATION NUMBER: 22/01253/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01253/WTTPO	Rosalind Gralton	17 October 2022

Address: 23 Broadhalgh Rochdale OL11 5LX

Proposal: Application for works to 3 no. trees subject to Tree Preservation Order No 79 comprising of:-

T18 - Beech - Remove one arm overhanging the neighbouring property, crown reduce overhanging branches by 2m and crown thin by 5%;
T20 - Lime - Crown reduce overhanging branches by 2m and crown thin by 15-20%;
T22 - Beech - Crown reduce overhanging branches by 2m and crown thin by 15-20%.

RECOMMENDATION	APPROVE
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CHECKED AND SIGNED OFF BY: AT

DATE: 04.11.2022

SITE

The site relates to three trees, two Beech Trees and one Lime Tree, protected via TPO Order No 79.

PROPOSAL

The application relates to works for 3 trees, subject to Tree Preservation Order No 79 comprising of

1. T18 - Beech - Remove one arm overhanging the neighbouring property, crown reduce overhanging branches by 2m and crown thin by 5%;
2. T20 - Lime - Crown reduce overhanging branches by 2m and crown thin by 15-20%;
3. T22 - Beech - Crown reduce overhanging branches by 2m and crown thin by 15-20%.

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

17/00934/WTTPO - Application for works to two Beech Trees T22 and T18 (T1 and T3 on submitted plan), one Lime tree T20 (T2 on submitted plan) subject to Tree Preservation Order No. 079 (The Hut, Broadhalgh, Rochdale) – Approved subject to conditions 23/10/2017

CONSULTATION RESPONSES

Tree Officer

The trees have clearly been subject to (relatively good) pruning in the past, but have generally kept their shape and appear in good health. The newly proposed works are in the interests of on-going tree maintenance, and are justified in the interests of residential amenity and avoidance of harm to property. The health of the trees should not be affected by the proposed works in the long-term.

Any approved works must be carried out by a suitably qualified and insured arborist.

REPRESENTATIONS

None received

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.”

With regard to the above, the main considerations in respect of this application are whether the proposed works are justified in regards to *‘whether any loss or damage is likely to arise if consent is refused or granted subject to conditions’* and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The tree officer has no objections and the works are justified in the interests of residential amenity and avoidance of harm to property.

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 subject to the standard conditions.

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.

All approved works must be undertaken by a suitably qualified and insured arborist an in accord with BS3998:2010

RECOMMENDATION

GRANT subject to standard conditions

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan
 - Application form
 - Supporting Photographs
 - Supporting report received by the Council 26/09/2022

Report Author Rosalind Gralton