APPLICATION NUMBER: 19/00017/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00017/WTTPO	Osian Perks	2 May 2019

Address: Rear Of 315 Bury And Rochdale Old Road Heywood OL10 4BG

Proposal: Fell T1 Sycamore due to soil erosion from roots subject to Tree Preservation Order TPO 010

PUBLICITY	**Weekly list expired?**	y	**Site notice expired?**	y
	Neighbour letters expired?	y	**Press Notice expired?**	y

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

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: AT **DATE: 03.05.2019**

SITE

This application relates to a tree subjected to a tree preservation order, sited within the Heywood. It is sited on a steep incline amongst similarly protected trees to the rear of 315 Bury and Rochdale Old Road.

PROPOSAL

Permission is sought for the removal of the tree.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

n/a

CONSULTATION RESPONSES

Landscaping/Tree Officer

In view of the tree's condition, its ok to remove the tree by the method as described in the application.

REPRESENTATIONS

None received

ANALYSIS

In considering applications for works to protected trees, Government advice in paragraph 90 (ID: 36-090-20140306) 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 (ID: 36-091-20140306) 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 the works to the trees are 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.

The tree belongs to a group and on its own is of limited amenity value. Considering the physical state of the tree and the comments received from the Landscape Design Officer, it is considered appropriate for the tree to be removed.

RECOMMENDATION

GRANT subject to four standard conditions and:

1 Within the next planting season after the felling of the tree hereby approved, a minimum of two replacement trees shall be planted within the site in accordance with details that have first been submitted to and approved in writing by the local planning authority. If the replacement trees are removed, die, become severely damaged or seriously diseased within three years of planting, they shall be replaced by trees of similar size and species.

Reason: To mitigate for the loss of the existing tree and to protect the visual amenity of the area.

Report Author Osian Perks