

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01541/WTTPPO	Bob Melling	13 th January 2023

Address: Land off Trows Lane (to the side of 11 Bates Close), Rochdale, OL11 2TU

Proposal: Application for works to one Sycamore Tree (within group G3 of TPO No.042) consisting of pruning of individual branches with the entire lower leader being removed back to stem due it growing within 1 metre of the vent stack.

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: RC

DATE: 18.01.2023

SITE

The application relates to a Sycamore Tree which is to the side of 11 Bates Close and located on a parcel of greenspace in-between Trows Lane and the M62.

PROPOSAL

The proposal seeks consent for the pruning of individual branches to the Sycamore Tree and the removal of the entire lower leader back to stem.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

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 this application, the works are justified in order to prevent damage to property. The limb has a relatively small diameter, meaning that the wound will heal well, providing that the pruning is carried out properly.

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:

- 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 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 in order to prevent damage to property. The limb has a relatively small diameter, meaning that the wound will heal well, providing that the pruning is carried out properly.

RECOMMENDATION

GRANT Subject to Standard Conditions

Notes for Applicant:

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

- Photo of Tree Works
- Tree Works Report, dated 14/11/2022

Report Author Bob Melling