

APPLICATION NUMBER: 23/01021/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01021/WTTPO	Sam Yuen	9 October 2023

Address: 6 Farlands Rise Rochdale OL16 4QZ

Proposal: Application for works to 3 Sycamore trees T1, T2 and T3 for crown lift (including epicormic growth) and crown thinning of 20% and to fell Sycamore tree T4 and removal of stump subject to Tree Preservation Order TPO149.

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: 18/10/2023

SITE

The application relates to four Sycamore trees (T1, T2, T3 and T4) located in the rear curtilage of no. 6 Farlands Rise in Burnedge. T1, T2 and T3 borders the rear curtilage boundaries of White Horse Farm, no. 1 Chadwick Lane and no. 1 White Horse Meadows.

PROPOSAL

The proposal seeks consent for a number of works to the trees, including a crown lifting and thinning of 20% for three Sycamore trees (T1, T2 and T3) in order to optimise the amount of light through the trees. The application also proposes the felling and removal of one Sycamore tree (T4) which is in a poor state of health, with a large cavity at the base and the bark in a poor condition.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
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

08/T0010 - Proposed Works To 3 Sycamore Trees - T3,T4 & T6 Of Tree Preservation Order 149 – Grant subject to conditions

CONSULTATION RESPONSES

Tree Officer

No comments received to date.

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:

① 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.

No comments have been received from the Tree Officer. Notwithstanding, the proposed crown lifting and thinning would reduce the existing loss of natural light into the rear garden and rear habitable room windows of the host dwelling. Additionally, the Sycamore tree proposed to be felled is noted to be in a poor state of health, as evident by a large cavity at the base of the tree. Taken as a whole, the proposed works are justified in the interests of residential amenity, safety and good arboriculture practice. However, to compensate for the loss of amenity value afforded by the felled tree, it is recommended that replacement trees are planted. It is considered appropriate to apply the standard requirement for a 2:1 replacement ratio.

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 two standard conditions

3. Within the next planting season after the felling of the tree hereby approved, a minimum of two replacement tree shall be planted within the curtilage of no. 6 Farlands Rise and shall be a native species which is of a similar size at maturity. If the replacement tree is removed, dies, become severely damaged or seriously diseased within three years of planting, it 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.

Notes for Applicant:

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

- Location Plan – received 15/09/2023
- Photos of protected trees subject to proposed works – received 15/09/2023 and 21/09/2023

Report Author Sam Yuen