

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/01054/WTCA

CASE OFFICER
Bob Melling

DATE
10 November 2025

Address: Milnrow Evangelical Church, 22 New Street, Milnrow, OL16 3PQ

Proposal: Application for works to seven trees (T1 Sycamore; T2 Holly; T3 Sycamore; T4 Holly; T6 Sycamore; T7 Wild Cherry and T8 Sycamore), removal of one tree (T5 Ash) and removal of three dead trees.

RECOMMENDATION

NO OBJECTION

CHECKED AND SIGNED OFF BY: RK

DATE: 10/11/2025

SITE

The application relates to 11 trees located to the north and south of Milnrow Evangelical Church on New Street. The trees are located within the Butterworth Hall Conservation Area.

PROPOSAL

Consent is sought for various works to seven trees, mainly crown lifts and reductions, and to remove an Ash tree suffering from ash dieback disease. The proposals also include the removal of three dead trees of an unknown species.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Tree Officer – No comments received at time of writing.

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 trees in a Conservation Area that are not protected by a Tree Preservation Order, Government advice in paragraph 116 of the NPPG states:

Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the six week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the tree.

With regard to the above, the main considerations in respect of this application are whether the trees are deemed worthy of being placed under a Tree Preservation Order or whether the Local Planning Authority is satisfied the works can go ahead without further intervention.

No comments were received from the Tree Officer. Notwithstanding, the proposed works are considered to constitute appropriate and proportionate tree management. The works are therefore considered to be acceptable in the interests of residential amenity and good arboriculture practice.

The trees to be removed are either dead or diseased, and, on this basis, applying a TPO to these trees would not be justified.

In terms of environmental protection as a result of the proposals, 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.

In light of the above assessment, the proposal is therefore considered to be compliant with the guidance contained within the NPPG and the LPA accordingly raises no objection.

RECOMMENDATION: NO OBJECTION

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Planning Application Form
 - Milnrow Evangelical Church: Proposed Tree Work Plan
 - Milnrow Evangelical Church: Proposed Tree Work
 - Milnrow Evangelical Church: Tree Photographs