

APPLICATION NUMBER: 22/01016/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01016/WTTPPO	Rosalind Gralton	17 October 2022

Address: 3 Lower Beechwood, Rochdale, OL11 4LY

Proposal: Application for works to one Sycamore tree (T97 if Tree Preservation Order No. 146) to reduce branches that are overhanging the alleyway and property beyond the rear wall by up to 3m to suitable pruning points.

RECOMMENDATION	APPROVE
----------------	---------

CHECKED AND SIGNED OFF BY: AT

DATE: 20.10.2022

SITE

The application site relates to works to one Sycamore Tree, located on 3 Lower Beechwood, Rochdale.

PROPOSAL

The application proposes works to one Sycamore tree (T97 if Tree Preservation Order No. 146) to reduce branches that are overhanging the alleyway and property beyond the rear wall by up to 3m to suitable pruning points

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

16/00832/WTTPPO - Application for works to one sycamore tree (T97) within rear garden (subject to Tree Preservation Order No. 146 – Approved subject to conditions

CONSULTATION RESPONSES

Tree Officer

I would raise no objections to the above planning application, the works are justified in the interests of residential amenity and good arboricultural practice.

REPRESENTATIONS

None

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 raises no objections to the above planning application, the works are justified in the interests of residential amenity and good arboricultural practice.

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 in accordance with BS3998:2010

RECOMMENDATION

GRANT subject to four 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
- Photos of tree works

Report Author Rosalind Gralton