

APPLICATION NUMBER: 25/00211/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00211/WTTPPO	Bob Melling	01 April 2025

Address: Ashworth Hall Farm, Ashworth Road, Heywood, OL11 5UP

Proposal: Removal of T1 (Ash), T2 (Leylandii) and T3 (Sycamore) within group T191 of Tree Preservation Order TPO No. 010.

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RK

DATE: 10/04/2025

SITE

The application relates to a section of woodland located to the rear of the Grade II Listed Ashworth Hall within the Ashworth Fold Conservation Area.

PROPOSAL

The application seeks to fell three trees which are in poor condition. The trees are within group T191 of TPO010.

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
- P2 Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

20/00991/WTTPPO - Works to trees covered by Tree Preservation Order No.010 consisting of felling of Ash tree (T2) and crown reduction by up to 20% and crown thin by up to 10% of Sycamore tree (T1), including removal of deadwood. Approved September 2020

14/00939/WTTPO - Proposed felling of T1-T4, T7-T13, T15 & T16 and T18 & T19 and trimming/ crown lifts to T5, T14 and T17 subject to Tree Preservation Order TPO010. Approved October 2014

14/00940/WTCA - Proposed felling of trees T2 to T10 and T12 to T14 and prune/ trim to T1 and T11 to trees within a conservation area. Approved September 2014

CONSULTATION RESPONSES

Tree Officer

Summary – No objections because of their current condition and subsequent likely limited remaining life span

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:

- ☐ 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.*

Further to the above, 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 light of the assessment of the amenity value of the trees and whether the reasons for works are of sufficient standing to warrant the granting of consent.

In assessing the amenity value of the trees, the trees are set well back from Ashworth Road, the main public highway. They are mature in age and provide a respectable level of amenity.

However, as highlighted by the Council's Tree Officer and in the submitted Tree Condition Survey, the trees are in poor condition and their ultimate demise is a case of when, not if.

In the interest of public safety and to avoid damage to property, it is considered appropriate that the trees are removed. Policy G6 expects felled trees to be replaced at ratio of 2:1, however the site is constrained due to generous canopy cover and limited size and thus it is considered reasonable to reduce the requirement to 1:1. The Council's Tree Officer has not recommended a specific species, however, as the site is away from a public highway and property, it would be possible to replace with a high forest species similar to the trees being felled.

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 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.

RECOMMENDATION

GRANT subject to two standard conditions plus the following additional condition:

3. Within the next planting season after the felling of the trees hereby approved, three replacement trees shall be planted within the curtilage of Ashworth Hall Farm. If any of the replacement trees are removed, die, become severely damaged or seriously diseased within five years of planting, they shall be replaced by trees of a similar size and species.

Notes for Applicant:

INFORMATIVES

1. For the avoidance of doubt, this Decision Notice relates to the following document:
 - 'Tree condition survey' dated 28/02/2025 prepared by Jason Isherwood's Tree Consultancy (Roots and Shoots Arborists Limited).

