

APPLICATION NUMBER: 23/01147/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01147/WTTPPO	Sam Yuen	15 November 2023

Address: The Watergrove Manor, Lower House Lane, Wardle, Rochdale, OL12 9PL

Proposal: Application for works to 2 Beech trees (T3 and T4), 1 Hornbeam (T5), and 1 Conifer (T6) - crown reduce by 2m, removal of deadwood on 1 Ash Tree (T7) and 1 Sycamore (T8) and to fell trees 2 Ash trees (T1 and T2) and 2 Sycamore trees (T9 and T10 - standing dead trees, subject to Tree Preservation Order No. 274

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: 30/11/2023

SITE

The application relates to the following trees within the curtilage of The Watergrove Manor, Lower House Lane in Wardle subject to Tree Preservation Order No. 274:

- ☐ Two Beech trees (T3 and T4);
- ☐ One Hornbeam tree (T5);
- ☐ One Conifer tree (T6);
- ☐ Three Ash trees (T1, T2 and T7);
- ☐ Three Sycamore trees (T8, T9 and T10)

The site is within close vicinity with Watergrove Reservoir and its associated Watergrove Water Treatment Works.

PROPOSAL

The proposal seeks consent for the removal of two Ash trees (T1 and T2) and two Sycamore trees (T9 and T10); the crown reduction of two Beech trees (T3 and T4), one Hornbeam tree (T5) and one Conifer tree (T6) by 2 metres; and the removal of present deadwood of one Ash tree (T7) and one Sycamore tree (T8).

According to the submitted Tree Report, T1, T2, T9 and T10 are standing dead trees, whilst T7 succumb to Ash dieback disease. The report noted the applicant has planted in excess of 15 new trees of mixed species in the host curtilage space within the past 24 months.

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

16/00580/WTTPO - Application for works to one Ash tree (T7) and one Beech tree (T8) and to fell one Ash tree (T1), four 4 Birch trees (T2, T3, T4 and T5) and one Beech tree (T6) within Area 1 of Tree Preservation Order No. 274 - 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:

- 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.

No comments have been received from the Tree Officer at the time of writing. Notwithstanding, the application is supported by a Tree Report produced by a reputable local arboriculturalist, which states T1, T2, T9 and T10 are currently standing dead trees and as such would benefit from removal given their limited amenity value. The removal of deadwood would also reduce the potential harm to the occupants caused by falling branches. Additionally, T3, T4, T5, T6 are sited within close proximity to the host dwelling, thus the crown reduction works would reduce the overshadowing impacts to the rear windows and garden space of the

dwelling. Taken as a whole, the proposed works is justified in the interest of residential amenity, safety and good arboricultural practice. The Tree Report notes 15 new trees of mixed species have been planted within the host curtilage in the past 12 months, which is in excess of the recommended replacement ratio of 2:1. On this basis, the Council is satisfied with the proposed works with regard to compensating the loss of amenity afforded by the removed trees.

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 four standard conditions

Notes for Applicant:

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

- Location Plan – received 20/10/2023
- Tree Report – dated 19/10/2023

Report Author Sam Yuen