

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01145/WTTPO	Chelsea Petrillo	8 November 2023

Address: 16 Spring Bank Lane Rochdale OL11 5SF

Proposal: Application for works to 1 Cherry tree (T50) - crown lift to 4.5 meters and reduce from the building by 2-3 meters and to 8 Sycamore trees T43, T44, T45 & T46 - crown lift to 5.2 meters and crown thin all trees by a maximum of 20%;
T51 -crown reduce from the property by 2-3 meters and removal of any present deadwood;
T53 - crown thin by a maximum of 20% and T54 & T55 - removal of any present deadwood and epicormic growth subject to Tree Preservation Order No. 61

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 Standard Conditions
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CHECKED AND SIGNED OFF BY: TH

DATE: 01.12.23

SITE

The application relates to nine trees (8 Sycamore, 1 Cherry) located within the grounds of 16 Spring Bank Lane.

PROPOSAL

The proposal seeks consent for the following;

T43 – T46 (Sycamores) Crown lift to 5.2m and crown thin by maximum 20%
T50 (Cherry) Crown lift to 4.5m and reduce from property by 2-3m
T51 (Sycamore) Crown reduce from property by 2-3m and removal of deadwood
T53 (Sycamore) Crown thin by maximum 20%
T54 & T55 (Sycamores) Removal of deadwood and epicormics growth

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7 – Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None applicable.

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 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.”*

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 were received from the Tree Officer. Notwithstanding, the submitted Tree Report notes the trees form a relatively dense area of the garden thereby blocking light to the rear garden and intrusive through their lower branches. The tree report also states the trees are causing excessive dead twig/branch dropping into the garden.

The work is justified in the interest of safety and good arboriculture practice. The works are also justified on the grounds of avoidance of harm to 16 Springbank Lane and in the interest of good arboriculture 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

RECOMMENDATION

GRANT Subject to Standard Conditions

Notes for Applicant:

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

- Location Plan
- Tree Report (dated 19th October 2023)

Report Author Chelsea Petrillo