APPLICATION NUMBER: 19/01105/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/01105/WTTPO	James Hughes	02 December 2019

Address: 9 Beaumonds Way, Rochdale, OL11 5NL

Proposal: Application for works (removal of epicormic growth) to one lime tree (T11) subject to Tree Preservation Order No. 173

PUBLICITY	**Weekly list expired?**	Y	**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?	NA

EIA	**Screening opinion completed and saved to Onbase?**	N/A

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	**GRANT**

CHECKED AND SIGNED OFF BY: AT **DATE: 19.12.2019**

SITE

The application relates to one Lime tree (T11), subject to Tree Preservation Order No. 173. The tree is located in the northwest corner of the plot known as 9

Beaumonds Way (within the property's front garden). The tree is close to the boundary with 11 Beaumonds Way, overhanging the property's driveway.

PROPOSAL

Consent is sought for works to the stem and crown of the trees consisting of the removal of epicormic growth to branches following previous pollarding of the tree.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

15/00032/WTTPO – Application for works to tree T11 lime remove epicormic growth from stem and crown Tree Preservation Order 173 – Granted subject to conditions on 09 March 2015.

CONSULTATION RESPONSES

Greater Manchester Ecology Unit (Trees) –
I've no objection to the epicormic cleaning of the Lime tree at 9 Beaumonds Way, although I'd note that such cleaning is usually carried out just for aesthetic reasons rather than because the growth is causing any harm. Epicormic growth will soon recur and therefore similar pruning may be required in future years.

I would offer the following advice -

Epicormic growth less that 20mm in diameter should be pruned cleanly back to its point of origin, avoiding damaging the bark of the tree. Growth greater than 20mm should not be removed and no more than 20% of the whole crown should be reduced. The pruning must be carried out using a sharp handsaw or secateurs, on no account should a chainsaw be used in this operation. All shoots must be removed back to but not into the branch collar leaving no projections or exaggerating the size of the wound.

All works must be carried out by a suitably qualified arborist and to professionally accepted standards (BS3998: 2010 applies

REPRESENTATIONS

Representation are not a requirement under the Council's Code of Practice for this level of application.

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 proposed works are 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.

It is considered that the proposed works would not unduly affect the amenity value of the tree. GMEU recommends that the works are carried out by suitably qualified arborists, preferably registered with the Arboricultural Association.

Conditions are recommended to limit the scope of the works applied for to protect the health of the trees and to ensure their amenity value is not diminished.

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 standard conditions and:

5. No more than 20% of the total crown shall be reduced and no branches larger than 2cm in diameter shall be removed.

Reason: In the interests of protecting the health and visual amenity of the protected trees, and amenity of the surrounding area, in accordance with the policies contained in the NPPF.

Notes for Applicant:

INFORMATIVES

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

    - Location Plan
    - Details of proposed works within the application form
    - Submitted Photography

Report Author Ian Lunn