

APPLICATION NUMBER: 24/00996/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00996/WTTP0

CASE OFFICER

Sam Yuen

DETERMINATION DATE 20.11.2024 EXT OF TIME

Address: Hollybank, Braddocks Close, Rochdale, OL12 9QU

Proposal: Proposed felling of T1 (Elm) within A1 and removal of the low reactive growth, crown thin up to 20% to T2 (Sycamore) within G1; subject to Tree Preservation Order TPO006.

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

CHECKED AND SIGNED OFF BY: RK

DATE: 08/11/2024

SITE

The application relates to one Elm tree (T1) and one Sycamore tree (T2) subject to Tree Preservation Order TPO006 located within the curtilage of Hollybank, Braddocks Close in Wardle. In particular, the Sycamore tree is adjoins the curtilage of nos. 2-3 Hurstead Mews to the east.

PROPOSAL

The proposal seeks consent for the removal of one Elm tree and the crown thinning of one Sycamore tree by up to 20%. The submitted Tree Report states the Elm tree is suspected to be suffering from Dutch Elm disease and has been observed to contain a large basal cavity and root rot which will lead to full tree failure. The Sycamore tree currently comprises a dense canopy and has reactive epicormic growth from the stem.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6: Urban Green Space
Policy JP-G7: Trees and Woodland
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

14/00504/WTTPO - Proposed felling of Sycamore tree T4, removal of branch stubs to left of Elm tree T1 together with 25% crown thinning to Sycamore trees T2, T3 and T5 within G1 of Tree Preservation Order TPO006 - Grant subject to conditions

CONSULTATION RESPONSES

Tree Officer

No comments received at the 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:

- ① 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;*
- ③ consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ④ consider whether any requirements apply in regard to protected species;*
- ⑤ consider other material considerations, including development plan policies where relevant; and*
- ⑥ 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.

The Tree Officer was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the submitted Tree Report notes the Elm tree is suspected of displaying signs of Dutch Elm disease and suffers from stem decay. The removal of the tree would prevent the spread of the disease and

mitigate safety hazard to neighbouring properties in the event of full tree failure. The pruning of the Sycamore tree would remove low reactive growth and reduce its encroachment onto the neighbouring curtilages. On this basis, the proposed works are justified in the interest of public safety, residential amenity and good arboricultural practice. However, to compensate for the loss of amenity value afforded by the Elm tree, it is recommended that a replacement tree of a native species is planted. Given the limited space within the host curtilage, and its extensive existing landscaping, it would not be necessary to apply the standard requirement for a 2:1 replacement ratio.

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 two standard conditions, plus the following:

3. Within the next planting season after the felling of the tree hereby approved, a minimum of one replacement tree shall be planted within the curtilage of Hollybank, Braddocks Close and shall be a native species which is of a similar size at maturity. If any of the replacement trees is removed, dies, become severely damaged or seriously diseased within three years of planting, it shall be replaced by a tree of similar size and species within the first planting season following removal of that tree.

Reason: To mitigate for the loss of the existing trees and to protect the visual amenity of the area and in accordance with Policy G6 of the adopted Rochdale Core Strategy, Policy JP-G7 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Notes for Applicant:

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

- Location Plan – received 09/10/2024
- Photos of trees subject to proposed works – received 09/10/2024
- Tree Report by Special Branch Tree Surgery – dated 09/10/2024

Report Author Sam Yuen