

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00784/WTTPO	Bob Melling	7 th October 2024

Address: Middleton Campus, Hopwood Hall College, Rochdale Road, Middleton, M24 6XH

Proposal: Application for works to 2 Oak Trees (T1 and T8), 2 Beech Trees (T2 and T7), 2 Sycamore Trees (T3 and T6) and 2 Lime Trees (T4 and T5) - crown lift all eight trees to a minimum 4 meter ground clearance (subject to Tree Preservation Order No. 50)

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: LA

DATE: 07.10.2024

SITE

The application relates to 2 Oak trees (T1 and T8), 2 Beech Trees (T2 and T7), 2 Sycamore Trees (T3 and T6) and 2 Lime Trees (T4 and T5) within the Middleton Campus, Hopwood Hall College.

PROPOSAL

The proposal seeks consent to crown lift all identified trees to a minimum 4m ground clearance.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2023
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

23/00121/WTTPO Application for works to two Oak trees (T1 and T3) - crown lift to 3m and deadwood the crowns and to fell 1 Oak (T2), 1 Rowan (T4), 1 Maple (T5), 1 Sycamore (T7), 2 Beech (T10 and T16), 1 Ash (T13), 1 Horse Chestnut (T14), 2 Silver Birch (T15 and T17) subject to Tree Preservation Order No. 50 (Hopwood Hall Collage, Middleton)
Grant subject to conditions (March 2023)

CONSULTATION RESPONSES

Tree Officer - I have no objections to these proposed tree works, justified in the interests of good arboricultural management and to facilitate site usage.

Works should be undertaken by a suitably qualified and insured arborist and to BS 3998:2010. Following the British Standard, for these mature trees pruning should preferably involve the removal of secondary branches only, or branch shortening rather than removal of branches back to the stem, provided that the desired clearance can be achieved.

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 trees 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.

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Officer raised no objections to the application. The works are justified in the interests of site usage and good arboricultural practice.

Subject to the standard 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
- Photography of trees
- Tree report dated 12/08/2024

Report Author Bob Melling