

APPLICATION NUMBER: 23/00619/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00619/WTTPPO	Sam Yuen	9 October 2023

Address: 9 The Harridge Rochdale OL12 7UX

Proposal: Application for works to 3 lime trees (T10, T11 and T12) covered by Tree Preservation Order No. 012 consisting of crown thinning by up to 20%

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: 10/10/2023

SITE

The application relates to three Lime trees (T10, T11 and T12) located in the rear curtilage of no. 9 The Harridge in Shawclough. The trees adjoins the side curtilage boundary of no. 55 Harridge Avenue.

PROPOSAL

The proposal seeks consent for the crown thinning of the three Lime trees by up to 20%. The application form states the trees as it stands results in complete loss of natural light into the rear garden of the host property. The proposed works would constitute a standard upkeep of the trees to manage their growth.

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

08/T0014 - Proposed Works To 3 Lime Trees T10, T11 & T12 Subject To Tree Preservation Order Tpo 012 - Grant

10/T0096 - Crown Lift Tree T7 Of Tpo Of Tpo 0012 – Grant

11/T0143 - Works To Trees Covered By Tpo 012 - To Remove Epicomic Growth From Trees T10,T11, T12 (Limes) – Grant subject to conditions

16/00888/WTTPO - Application for works to one Sycamore (T7) and 3 Limes (T10, T11 and T12) subject to Tree Preservation Order No. 12 (1974) – Withdrawn

20/00493/WTTPO - Works to 4 no. trees covered by Tree Preservation Order No. 012 consisting of T7 (Sycamore) - crown reduction by up to 3m on neighbour's side and crown thinning by up to 20%; T10, T11 and T12 (Lime) - crown thinning by up to 20% - 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. Notwithstanding, the proposal seeks to reduce the existing loss of natural light into the rear garden of the host dwelling and as such, the proposed works are justified in the interests of residential amenity and good arboricultural management.

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 standard conditions

Notes for Applicant:

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

- Location Plan – received 08/06/2023
- Photos of protected trees subject to proposed works – received 26/06/2023

Report Author Sam Yuen