

APPLICATION NUMBER: 24/00967/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00967/WTCA

CASE OFFICER

Sam Yuen

DETERMINATION DATE 12.11.2024 **EXT OF TIME**

Address: Wardle Community Church, Ramsden Road, Wardle, OL12 9NT

Proposal: Application to fell and remove 5 Ash trees within Wardle Conservation Area

RECOMMENDATION

NO OBJECTION

CHECKED AND SIGNED OFF BY: RK

DATE: 07/11/2024

SITE

The application relates to 5no. Ash trees sited within the grounds of Wardle Community Church in Wardle. The trees are sited adjacent to Knowl Syke Road, an unadopted highway and is located within the Wardle Conservation Area.

PROPOSAL

The application seeks to fell and remove 5no. Ash trees due to Ash dieback disease.

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

RELEVANT SITE HISTORY

21/00281/WTCA - Application for works to various trees including felling 13 no. trees within Wardle Conservation Area – No Objection

20/00512/WTCA - Felling of one sycamore tree within Wardle Conservation Area – No Objection

16/00013/WTCA - Works to trees within a conservation area: sycamore A1 (fell), Sycamore A2 (crown thinning up to 30%), Sycamore A3 (crown thinning up to 30%) and the felling of three Leylandii – No Objection

10/T0114 - Proposed Felling Of A Silver Birch Tree In A Conservation Area. – Grant

CONSULTATION RESPONSES

Tree Officer

The Tree Officer has visited the site and inspected the trees, and can confirm that the trees proposed for removal are all suffering from Ash die-back disease at various stages, and will need to be removed in the interests of public safety and of good tree management. The Officer has considered whether it might be possible to pollard the larger trees (the trees marked as T1 and T3 on the supplied photographs), but although this would mitigate safety risks, it would be a drastic operation in its own right and the trees would have a limited chance of recovery.

The loss of the trees will have a substantive impact on the landscape character of the Conservation Area, but given the poor health of the trees protecting the trees through the application of a TPO would not be reasonable. But it is advised that the applicant is encouraged to plant new replacement trees with Common Lime or Silver Birch as appropriate species.

Conservation and Design

The Conservation Officer has no comments to make on the proposed works.

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 trees in a Conservation Area that are not protected by a Tree Preservation Order, Government advice in Paragraph 116 of the NPPG states:

“Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a ‘section 211 notice’, six weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the six week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the tree.”

With regard to the above, the main considerations in respect of this application are whether the trees are deemed worthy of being placed under a Tree Preservation Order or whether the Local Planning Authority is satisfied the works can go ahead without further intervention.

To assist with the assessment of the proposal against the above considerations, the Tree Officer and Conservation Officer were consulted on this application. The Tree Officer has confirmed the trees in question are suffering from various stages of Ash dieback disease and its removal would be justified in the interest of public safety and good arboricultural management. Notwithstanding the contribution of the trees towards the landscape character of Wardle Conservation Area, given their poor health and condition it would not be reasonable to make a Tree Preservation Order on the trees.

To compensate for the loss in amenity value due to the tree removal, the applicant is encouraged to replant trees of a native species, such as Common Lime or Silver Birch.

In terms of environmental protection as a result of the proposals, 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.

In light of the above assessment, the proposal is therefore considered to be compliant with the guidance contained within the NPPG and the LPA accordingly raises no objection.

RECOMMENDATION: NO OBJECTION

Notes for Applicant:

INFORMATIVE:

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan and Photos by Beechwood Tree Services Northwest Ltd – received 01/10/2024

2. In the first planting season following the removal of the trees, the applicant is strongly encouraged to carry out replacement planting of native species of a similar height at maturity, such as common lime or silver birch.

Report Author Sam Yuen