

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00640/WTTPO	Bob Melling	30 th September 2024

Address: 1 Lower Beechwood, Rochdale, OL11 4LY

Proposal: Proposed works to tree (Sycamore - T99) in rear garden of 1 Lower Beechwood subject to Tree Preservation Order TPO146

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	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/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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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 one Sycamore tree located within the rear garden of the residential property no. 1 Lower Beechwood in Rochdale. The tree is located in the southwest corner of the garden, adjacent to no. 2 Mayfair Gardens.

PROPOSAL

Consent is sought for the thinning of the crown of the above identified tree in order to give clearance to the roof of no. 2 Mayfair Gardens.

RELEVANT PLANNING POLICY

National Guidance

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

RELEVANT SITE HISTORY

11/T0125 Application To Fell Tree T99 (Sycamore) Of Tree Preservation Order No. 146 - Finally Disposed of Application – December 2015

CONSULTATION RESPONSES

Greater Manchester Ecology Unit (Trees) - I would raise no objections to the above works, justified in the interests of reasonable residential amenity, mitigation of risks to property and responsible tree ownership.

The tree appears to have been pruned relatively recently, leaving the crown rather unbalanced. I would advise a 20% crown reduction to reduce the density of the canopy and to help to re-balance the canopy.

Works must be carried out by a suitably qualified arborist and to standards laid out in BS 3998.

REPRESENTATIONS

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties other than the occupier of the land to which the application relates – no. 1 Lower Beechwood. No response was received.

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;*

- ❑ 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 trees and whether the reasons for works are of sufficient standing to warrant the granting of consent.

Consent is sought for the thinning of the crown of the above identified tree in order to mitigate risks to an adjacent property. In assessing the proposals, consultation was carried out with the Greater Manchester Ecology Unit (GMEU) which has raised no objections to the proposals, noting that the works are justified in the interests of reasonable residential amenity, mitigation of risks to property and responsible tree ownership.

In the absence of detail regarding the extent of the works and based on the advice of GMEU, a condition is recommended to limit the scope of the works applied for to protect the health of the tree and to ensure its 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 2 standard conditions, and the following additional condition:

3. Not more than 20% of the crown of the tree shall be removed.

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 Bob Melling