

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00918/WTTPO

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 30.10.2024 **EXT OF TIME**

Address: Rear Of 2 Chepstow Close (In F/P RocEFp26) Rochdale OL11 5TR

Proposal: Works to one Ash Tree identified as T5 subject to Tree Preservation Order 061. Pollarding, shaping and an overall reduction of 30% in line with previous work.

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: LA

DATE: 30.10.24

SITE

The application relates to one Ash Tree identified as T5 subject to Tree Preservation Order 061, on the rear of Chepstow Close, Rochdale.

PROPOSAL

The proposal seeks consent for the pollarding, shaping and an overall reduction of 30% of one Ash Tree, in line with previous work

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-G7 - Trees and Woodland

Local

Adopted Rochdale Core Strategy (CS):

G7 – Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None applicable

CONSULTATION RESPONSES

Tree Officer

Some pruning works are justified in the interests of responsible tree ownership and good arboricultural practice, although I would regard pollarding as too severe. Rather, I would advise that an (up to) 30% crown reduction should be permitted.

Works should be undertaken in accord with BS 3998 (2010) and carried out by a suitably qualified arborist.

*Note – Ash die-back disease (*Hymenoscyphus fraxineu*) is endemic in this area and heavy pruning could make this tree more susceptible to the disease. I would advise the applicant that, post-pruning work, the tree should be inspected annually for possible signs of the disease.*

Rights Of Way 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:

- assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*

- *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;*
- *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 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 Council’s Arboriculturist was consulted as part of the application and stated while no objection is raised to a pruning of up to 30%, pollarding is too severe. As such, the First Schedule details the approved works. Therefore, subject to conditions, the works are therefore considered to be compliant with the guidance contained within the NPPG noted above, and the application is recommended for approval

RECOMMENDATION

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby gives notice in pursuance of the provisions of the Town and Country Planning Act 1990 and the above mentioned regulations that Consent has been Granted to carry out the works referred to in the First Schedule hereto in accordance with the application and plans submitted, subject to the limitations set out in the Second Schedule.

First Schedule

Works to tree subject to TPO 061
T5 Ash Tree – Up to 30% reduction of crown

Second Schedule:

Standard conditions

1. The consent hereby granted is valid for a period of two years from the date of this decision.
2. All tree works must comply with British Standard 3998 (2010 – British Standard for Tree Work) and the relevant industry codes for safe practice produced by the Forestry & Arboriculture Safety & Training Council (FASTCo).