

APPLICATION NUMBER: 23/00163/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00163/WTTPPO	Sam Yuen	1 June 2023

Address: 7 The Harridge, Rochdale, OL12 7UX

Proposal: Proposed works to two Sycamore trees (T17 and T18) and one Birch tree (T19) including crown lifting, crown reduction by 30%, crown thinning and deadwood removal

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: 06/06/2023

SITE

The application relates to two Sycamore trees (T17 & T18) and one Birch tree (T19) located in the rear curtilage of no. 7 The Harridge in Healey.

PROPOSAL

The proposal seeks consent for the crown lifting, crown reduction by 30%, crown thinning and deadwood removal to all three protected trees. The submitted tree report notes the protected trees are between 6-10m from the rear of the host dwelling, with the spread of the lower branches being sited close to the dwelling, causing complete shade during daylight hours. The proposed works would provide sufficient light to the host dwelling whilst maintaining the foliage and shape of the trees.

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

14/00056/WTTPO - Application for works to four trees (T17, T18, T19 and T20) subject to TPO No. 012 which includes: - T17 and T18 - crown lift Sycamore trees to 3.5m- T19 - removal of lowest two lateral limbs - T20 - crown/canopy reduction by 20% - Grant subject to conditions

CONSULTATION RESPONSES

Tree Officer

The Tree Officer raises no objection to these works. The trees appear healthy and will withstand the proposed pruning, and the pruning works are justified in the interests of residential amenity and good arboriculture management.

Any approved works must be carried out by suitably qualified and insured arborists and to BS 3998:2010 standards.

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.

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Tree Officer has raised no objection to the proposed works on arboricultural grounds. It is considered the trees appear healthy and is likely to withstand the proposed pruning. In the submitted tree report, it was also noted the trees shows no obvious signs of disease or major decay. The proposal seeks to reduce the existing loss of natural light into the rear elevation windows of the host dwelling and as such, the proposed works are justified in the interests of residential amenity and good arboriculture management.

The Tree Officer requests that any approved works must be carried out by suitably qualified and insured arborists and to BS 3998:2010 standards.

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 four standard conditions

Notes for Applicant:

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

- Location Plan
- Aerial Photos of Tree Works
- Photos of Tree Works

Report Author Sam Yuen