

APPLICATION NUMBER: 23/01223/WTCA

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01223/WTCA	Bob Melling	19 th December 2023

Address: 13 Towncroft Avenue, Middleton, M24 5DA

Proposal: Application for works to 3 trees (T1 Laburnum, T2 Holly and T3 Hawthorn) within Middleton Town Centre Conservation Area

RECOMMENDATION	NO OBJECTION
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CHECKED AND SIGNED OFF BY: LA

DATE: 03.01.24

SITE

The application relates to three trees (T1 Laburnum, T2 Holly and T3 Hawthorn) located within the rear garden of no. 13 Towncroft Avenue in Middleton. The trees are located within the Middleton Town Centre Conservation Area.

PROPOSAL

Works are proposed to:

T1 (Laburnum) – Crown reduction by 60% (approx. 1.5m) to remove all major deadwood.

T2 (Holly) – Crown lift to a height of 5m.

T3 (Hawthorn) – Reduce to a height of 1.5-2m.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

- G7 Increasing the value of biodiversity and geodiversity
- P2 Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

17/00822/WTCA

Application to fell 10 trees (T1 Rowan, T2 Silver Birch, T3 Laurel, T4 Staghorn, T6 and T7 Apple, T10 Sycamore, T13 Crab Apple, T15 and T16 Apple) and for works to 7 trees (T5 and T8 Rhododendron, T9 and T11 Silver Birch, T12 Oak, T16 Rhododendron and T1

No Objection

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 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.

No comments were received from the Tree Officer. Notwithstanding, the proposed works constitute upkeep and maintenance of the trees and to reduce the amount of major deadwood. The works are therefore considered to be acceptable in the interests of residential amenity and good arboriculture practice.

The proposed works would not result in the loss of the trees. As felling of the trees is not proposed, it is not considered necessary to consider whether to make a Tree Preservation Order on the trees at this time as protection for the trees remain by virtue of the provisions of Section 211 of the Town and Country Planning Act 1990.

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):-
 - Tree Location Plan
 - Photographs of trees

Report Author Bob Melling