

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00892/WTTPO	Chelsea Petrillo	24 September 2023

Address: 1 Tenterhill Lane Rochdale OL11 5TY

Proposal: Application to works to trees within Tree Preservation Order TPO 071 T21 - Ash - Remove. replant three new trees, T2 - Sycamore - 5% crown thin, T3 - Lime - removal of epicormic growth and 10% crown thin and T4 - Lime - removal of epicormic growth and 15% crown thin

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 Standard Conditions
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CHECKED AND SIGNED OFF BY: TH **DATE:** 27.10.2023

SITE

The application relates to four protected trees located within the grounds of 1 Tenterhill Lane, situated within the Norden Ward of Rochdale.

PROPOSAL

The proposal seeks consent for the felling and replanting of one Ash Tree (T21) at a ratio of 3:1 (replanting species to be chosen from a shortlist by the applicant), 5% crown thin of the Sycamore tree (T2), removal of epicormics growth and 10% crown thin to the Lime tree (T3) and removal of epicormic growth and 15% crown thin to the (T4) Lime tree.

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

RELEVANT SITE HISTORY

None applicable.

CONSULTATION RESPONSES

Tree Officer

No comments at received at time of writing.

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.

No comments were received from the Tree Officer. Notwithstanding, the submitted Tree Report notes the trees form a relatively dense area of the garden sited on a raised banking to the west thereby blocking light to the rear garden. The tree report also states the Ash tree has succumbed to ash dieback disease therefore the removal is justified given the application proposes the replanting of three new trees within the grounds of the property. The conclusions and recommendations of this report are accepted.

The work is justified in the interest of safety and good arboriculture practice. The works are also justified on the grounds of avoidance of harm to 1 Tenterhill Lane and in the interest of good arboriculture practice.

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

RECOMMENDATION

GRANT Subject to Standard Conditions

Notes for Applicant:

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

- Location Plan
- Mini Tree Report (dated 13.09.2023)
- Newly Planted Trees and Aftercare (dated 19.10.2023)

Report Author Chelsea Petrillo