

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00919/WTTPO	Hamish Rigg	02/10/2023

Address: Land Rear of 3 Dearnley Avenue, Littleborough, OL15 8BF

Proposal: Application for works to one Beech tree (crown thin by 10%, corrective pruning to old cuts, removal of dangerous cross overs and deadwood) subject to Tree Preservation Order No 003 (Group G5).

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:

DATE:

SITE

The application relates to a single beech tree situated on land to the rear of 3 Dearnley Avenue. The tree falls within the curtilage of the grounds of the adjacent Stubley Hall. The beech is one of many trees lining the rear gardens of Dearnley Avenue.

PROPOSAL

Permission is sought for a 10% crown thinning, corrective pruning to old cuts, and removal of dangerous cross overs and deadwood.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

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

None

CONSULTATION RESPONSES

Tree Officer

Received 19/10/2023:

I would raise no objections to the above pruning works, justified in the interests of good arboriculture practice.

Works should be carried out by a suitably qualified and insured arborist, and in accord with BS3998:2010.

I note that the tree is not in the ownership of the applicant. The permission of the owner of the tree should be obtained before works can proceed.

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.”

In respect of the above policy, the main consideration relates to balancing the preservation of the tree’s amenity with the need to carry out the works. Works to the tree are justified in the interests of health and safety due to dead, overhanging branches to the garden of 3 Dearnley Avenue. Furthermore, maintenance and pruning of trees is considered good arboricultural practice to ensure they remain in a healthy condition. Despite the removal of several branches, the tree would not suffer.

The tree holds some amenity value to character of the area, and together with the surrounding trees offers shade and supports local wildlife. However, the proposed works are not on a scale which would adversely alter the amenity value of the tree. It would remain an asset to the area to be enjoyed by local residents and wildlife.

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Officer raised no objections to the application on Arboriculture grounds. The works are justified in the interests of occupier amenity and safety and good arboricultural practice.

RECOMMENDATION

Grant subject to conditions.

Notes for Applicant:

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

- Description of works within the submitted Application Form
- Location plan - T1
- Location plan of T1

	Date	Officer
Report Completed	09/10/2023	Signed: Hamish Rigg
Authorisation	01/11/2023	Signed: Ryan Killeen

Report Author Hamish Rigg