

**APPLICATION NUMBER: 23/00530/WTCA**

## **DELEGATED DECISION CHECKLIST AND REPORT**

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| <b>APPLICATION NO.</b> | <b>CASE OFFICER</b> | <b>DATE</b>  |
|------------------------|---------------------|--------------|
| 23/00530/WTCA          | Sam Yuen            | 20 July 2023 |

**Address:** 31 Hare Hill Road Littleborough Rochdale OL15 9AD

**Proposal:** Application for works to one White Beam and one Cherry tree comprising of canopy thinning and lift with a15-20 reduction, within Littleborough Town Centre Conservation Area

|                       |                     |
|-----------------------|---------------------|
| <b>RECOMMENDATION</b> | <b>NO OBJECTION</b> |
|-----------------------|---------------------|

**CHECKED AND SIGNED OFF BY:**                      **RK**      **DATE: 21/07/2023**

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### **SITE**

The application relates to one White Beam tree and one Cherry tree sited in the front curtilage of no. 31 Hare Hill Road in Littleborough. The trees are located within the Littleborough Town Centre Conservation Area.

### **PROPOSAL**

The application proposes works to both trees, including crown thinning, crown lifting, and reducing the overall size by approx. 25%. As stated in the application form, the works proposed are to reduce the spread of both trees and promote healthier growth, as well as to reduce the number of falling branches onto the highway.

### **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**

N/A

### **CONSULTATION RESPONSES**

#### **Tree Officer**

No comments received to date

## Conservation Officer

No comments received to date

## **REPRESENTATIONS**

### **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 both the Tree Officer and Conservation Officer. Notwithstanding, the proposed works constitutes upkeep and maintenance of the trees and to reduce the number of falling branches onto the highway. The works are therefore considered to be acceptable in the interest of amenity and highway safety.

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
  - Photos of trees subject to proposed works

Report Author Sam Yuen