

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00158/WTTPO	Bob Melling	14 th August 2023

Address: Rear Of 87 Glamis Avenue And Side Of 7 Hendon Grove, Heywood, OL10 2WJ

Proposal: Proposed works to trees subject to Tree Preservation Order TPO220 consisting of 2.5m canopy reduction to trees T1, T2, T3 and T5; removal of ivy from trees T4 and T6; 2.5 - 3m canopy reduction to trees T7 and T8 of submitted plan.

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: RC

DATE: 16/08/2023

SITE

The application relates to 4x Silver Maple trees (T1, T2, T3 and T5), 3x Sycamore trees (T4, T6 and T8) and 1x Horse Chestnut tree (T7), located along a strip of land to the rear of nos. 79 – 87 Glamis Avenue and adjacent to the footpath linking Hendon Grove and Middleton Road in Heywood

PROPOSAL

The proposal seeks consent to reduce the canopies of T1, T2, T3 and T5 by a maximum of 2.5m, to sever the ivy at the bases of T4 and T6 and to reduce the canopies of T7 and T8 by 2.5–3m. Where canopy reductions are proposed, these are to the north facing branches of the trees in order to reduce overhang above the rear gardens of the neighbouring dwellings.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

21/00079/WTTPO Works to Sycamore tree T6 subject to Tree Preservation Order no. 220 consisting of crown thinning up to a maximum of 20%-
Grant subject to conditions

17/01052/WTTPO Application for works to one Silver Maple tree subject to Tree Preservation Order No. 220 (Land at Tangmere Avenue), Heywood - **Grant subject to conditions**

15/00968/WTTPO Application for works to 3 sycamore trees (T4, T5 and T6) subject to Tree Preservation Order No. 220 – **Withdrawn**

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 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;*

- 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 trees are justified in light of the assessment of the amenity value of the trees 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, in respect of T1, T2, T3, T5, T7 and T8, the proposed canopy reductions are considered a suitable compromise in promoting sufficient residential amenity by reducing branch overhang into the rear gardens of the adjacent dwellings on Glamis Avenue whilst retaining the majority of their canopy and foliage, thus preserving their positive contribution to the character of the landscape.

The application also proposes to sever the ivy at the bases of T4 and T6, which are heavily covered, in order that a detailed inspection of the condition of the trees can be carried out at a later date. This is considered to be a matter of common tree maintenance and is therefore justifiable.

The submitted Tree Report notes that T5 is in poor/fair condition with a wound at the base that may limit its life span and retention. At this stage, and without comment from the Council's Tree Officer, it is recommended that the canopy is pruned with further inspection required at a later date.

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 Standard Conditions

Notes for Applicant:

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

- Tree Photographs
- Tree Schedule
- Location Plan
- Tree Survey, dated 20/03/2023

Report Author Bob Melling