APPLICATION NUMBER: 20/01192/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01192/WTTPO	Majid Mir	1 February 2021

Address: 14 Charnley Fold Wardle Rochdale OL12 9DX

Proposal: Works to 1 no. Sycamore tree covered by Tree Preservation Order No. 259 consisting of crown lift to 5 metres and pruning of branches close to house

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/A

CONDITIONS	**Pre-commencement conditions proposed?**	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: EH **DATE: 3 February 2021**

SITE

Works relate to one Sycamore tree covered by Tree Preservation Order no. 259. The Sycamore tree is located within a group of trees within the curtilage of no. 14 Charnley Fold.

PROPOSAL

The proposal seeks to crown lift to 5 metres and prune branches of the Sycamore tree close to no. 14 Charnley Fold.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

CONSULTATION RESPONSES

Tree Officer
The 5m line on the tree, does not apparently show a pruning cut (which would be catastrophic) but the line below which branches will be removed to crown lift the tree. Which is fine.

So I wouldn't raise any objections to the application, justified because of the potential risk to property. Sycamores are robust trees.

Given the proximity to the house any approved works must be carried out by a suitably qualified and insured person and in accord with BS 3998:2010

REPRESENTATIONS

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

No letters of representation have been received.

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 trees 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.

To assess the acceptability of the proposal against the above considerations, the Council's tree officer has been consulted. The tree officer has raised no objection and believes that the works appear to be justified due to the potential risk to property. The tree officer has recommended that the works should be undertaken by a qualified and insured person and in accordance with BS 3998:2010.

Given the above assessment, the proposed works to the tree are justified as they would maintain the amenity value of the tree whilst reducing the risk to person and property.

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 subject to conditions.

RECOMMENDATION

GRANT subject to four standard conditions

Notes for Applicant:

Informative:

For the avoidance of doubt, this Decision Notice relates to the following details:-

- Location plan
- Photographs
- Application form

Report Author Majid Mir