

Officer Report

Case Reference: OTH/2026/0091
Location: Land rear of 1 and 2 Chamber House Farm, Rochdale Road East, Heywood, OL10 1SD
Proposal: Work to 1 no. Sycamore Tree and 2 no. Willow Trees subject to Tree Preservation Order No 077, Group W1 as follows:-
Sycamore Tree - branches marked in figure 1 DJ1 and figure 2 DJ2 are to be removed to provide better clearance over the road and the rear garden of the property.
Willow Trees - branches marked on figure 3 DJ3 and figure 4 DJ4 removed to provide clearance over the roof of the property to prevent any potential future damage from contact with the roof of the property.
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The application relates to a Sycamore tree and a Willow tree subject to Tree Preservation Order no.077 Group W1.

Proposal

The application seeks permission to remove branches from the Sycamore tree and remove branches from the Willow tree, this will provide clearance over the roof of the property and provide better clearance over the road and the rear of the property.

Relevant Planning Policy

National Guidance

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

Legislation

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Site History

N/A

Publicity

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, no letters of notification were sent for this application.

Assessment

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 tree covered by way of 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.”

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted, however no response has been received at the time of writing this report.

Notwithstanding, the application submission include photographs which clearly show the branches overhanging the boundary of the property. The application form states the branches are to be removed to provide clearance over the road and property. Therefore, in absence of a response and/or objection from the Tree Officer suggesting otherwise, the proposed works are considered justified in the interest of residential amenity, good arboricultural practice, and safety of neighbouring dwellings.

Whilst it is acknowledged that this tree provides high amenity value due to its location, being visible from surrounding properties and the local highway network, the trees in question are a Sycamore and Willow tree, removing branches is not considered to reduce the amenity value provided by the tree to an unacceptable or detrimental level.

Subject to the standard 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: Approve with Conditions

Condition(s) (2)

- 1 The consent hereby granted is valid for a period of two years from the date of this decision.

- 2 All tree works must comply with British Standard 3998 (2010 – British Standard for Tree Work) and the relevant industry codes for safe practice produced by the Forestry & Arboriculture Safety & Training Council (FASTCo).

INFORMATIVE:

- 1 This Decision Notice relates to the following drawings and documents:-
 - Application Form
 - Photographs
 - Location Plan