
Site Address: 30 Everglades Avenue, Waterlooville, PO8 8NA
Proposal: Crown reduce 4No Oak by 3 metres leaving a remaining height of 15 metres with lateral width of 4 metres. Fell 1No Oak. Subject to TPO 1594.
Application Type: Works to TPO Tree
Application No: APP/24/00436 Expiry Date: 12/08/2024
Applicant: Mr Moreton
Agent: Case Officer: Tree Officer
Ward: Cowplain

Recommendation: **SPLIT DECISION**

1 Site Description

30 Everglades Avenue, Waterlooville, PO8 8NA

2 Planning History

94/59395/000A - Fell easternmost Oak., REF, 15/09/1994
94/59395/000B - Prune lower branches on four Oaks covered by TPO 1594., PERM, 15/09/1994
94/59395/000 - Prune lower branches on four Oaks covered by TPO 1594., SPL, 15/09/1994
03/59395/001 - Application to crown reduce northern sector of 5 Oaks by 20% and to crown reduce another Oak by 20% (all within Group G1) subject to TPO 1594., PERM, 12/06/2003
APP/17/01103 - Crown reduction by 2m on Northern Sector, to cut back overhanging branches 1No. Common Oak within G1 subject to TPO 1594., PERM, 13/12/2017
GEN/24/00282 - Planning permission requirements for a garage conversion to a gym, 13/03/2024 13:36:22

3 Proposal

Crown reduce 4No Oak by 3 metres leaving a remaining height of 15 metres with lateral width of 4 metres. Fell 1No Oak. Subject to TPO 1594.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

Councillor D Keast - Cowplain

Councillor Neil Bowdell - Cowplain

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of this tree and whether this could also be harmful to the ongoing health and vitality of the tree.

7.2 This report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any detail.

7.3 The trees are a cohesive group in the rear and side garden of the property. They are clearly visible from the end of Everglades Avenue and to neighbouring properties.

7.4 They have been crown lifted to afford access to the garden. The height and width reduction would result in a large amount of foliar mass being removed, and significantly reduce the amenity of the trees.

- 7.5 The trees provide visual amenity to multiple properties, offer screening and the canopy cover contributes to the ecosystem services of the area.
- 7.6 The reasons proposed for the pruning works are primarily concerned with shading, which is not a substantive reason for carrying out works, and to reduce the risk of potential damage or harm, neither of which are demonstrated through supporting additional information such as required by the planning process. No evidence of the canopy being in contact with the property is provided.
- 7.7 The application form does not offer any concerns over the health and condition of the trees.
- 7.8 There is photographic evidence that one tree is causing minor damage to a low informal wall, also owned by the applicant, so there is no actionable nuisance that might prompt works if no alternative solution were available. It appears that the wall can be reinstated relatively easily as it is not bonded.
- 7.9 The proposal to carry out proximity pruning to clear the property is reasonable and can be consented if limited to minimise the impact.
- 7.10 No compelling arboricultural reasons to carry out a crown reduction to the tree have been offered, and the proposed extent of crown reduction also appears to be excessive.
- 7.11 The proposed works would have a detrimental impact on the amenity value of the area, and wildlife, and would not be in accordance with Policy CS16 and DM8.1 of the Core Strategy (2011).

8 Conclusion

It is recommended that the Council issues a split decision and REFUSES PERMISSION for the following works

9 RECOMMENDATION:

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for works Crown reduce 4 No Oak by 3 metres leaving a remaining height of 15 metres with lateral width of 4 metres. Fell 1 No Oak.

Reason: The trees are an important feature in the local landscape and appear to be in good physiological and structural condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8.1 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for works T1 Prune to give clearance of 2.0-2.5m to the property walls and roof, limiting the cut size to maximum 60mm in diameter to minimise impact.

1 The trees area an important feature in the local landscape and appear to be in good physiological and structural condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8.1 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

2 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).

Reason: In the interests of tree health and safety.

3 The tree pruning/surgery for which consent is hereby granted shall not result in:

(1) Any single pruning wound being more than 60mm in diameter.

Reason: To reduce the impact of works to the health and longevity of the tree.

4 The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works.