
Site Address: Land adj 2 Well Meadow, Havant

Proposal: 1No Oak (T3172, T6) height 8 metres, crown spread 7 metres, re-pollard to 5 metres above ground level. 1No Oak (T3173, T8) height 8 metres, crown spread 6 metres, re-pollard to 5 metres above ground level. 1No Oak (T3174, T7) height 19 metres, crown spread 16 metres, crown reduce by 3 metres all round, height reduce from 19 metres to 16 metres and crown spread reduced from 16 metres to 13 metres. 1No Oak (T3177, T3) height 18 metres, crown spread 19 metres, crown reduce by 3 metres to the long lateral stem to East side, secondary stem to South side to be reduced by 3 metres in height, height reduce from 18 metres to 15 metres and crown spread reduced from 19 metres to 16 metres. 1No Oak (T3178, T2) height 18 metres, crown spread 13 metres, height reduced from 18 metres to 15 metres. 1No Oak (T3179, T1) height 20 metres, crown spread 19 metres, reduce by 4 metres to the lateral stem to the West side with the major cavity, main larger stem to the East reduced by 2-3 metres all round, crown lift over main road to 6 metres above ground level.

Trees subject to TPO 1370.

Application Type: Works to TPO Tree

Application No: APP/24/00466 Expiry Date: 12/08/2024

Applicant: Vivid Housing Association

Agent: Mr Daubeney Case Officer: Tree Officer

 Ruskins Tree Consultancy

Ward: Leigh Park Hermitage

Recommendation: **SPLIT DECISION**

1 Site Description

Land adj 2 Well Meadow, Havant

2 Planning History

APP/18/00248 - Pollard 1No.Oak (T6) to 3m, replant Oak; Pollard 1No.Oak (T8) to 3m, replant Oak; Crown reduce 1No.Oak (T7) all round to previous points by 2-3m; Crown reduce 1No.Oak (T5) long lateral limbs over car park area by 1-2m; Pollard 1No.Oak (T4) to 6m, replant Oak; Crown reduce 1No.Oak (T3) all round to previous points by 2-3m; Crown reduce 1No.Oak (T2) all round to previous points by 2-3m; Crown thin 1No.Oak (T1) by 15%. All subject to TPO 1370., PERM,05/04/2018

APP/21/01201 - Reduce crown 1No Oak (T7 - T3174 on tree survey) overall by 2-3 metres leaving tree at 12-15m in height and 10-14m spread.

Remove epicormic growth up to the first major branches on 1No Oak (T3 - T3177).

Reduce crown both lateral spread and height 1No Oak (T2 - T3178) by 2-3 metres all round leaving tree at 12-15m in height and 10-14m in spread. Trees subject to TPO 1370., PERM,11/01/2022

APP/22/00963 - Facade cladding and glazing replacements to front and rear elevations. Facade structural frame and roof strengthening works., PERM,30/11/2022

3 Proposal

1No Oak (T3172, T6) height 8 metres, crown spread 7 metres, re-pollard to 5 metres above

ground level. 1No Oak (T3173, T8) height 8 metres, crown spread 6 metres, re-pollard to 5 metres above ground level. 1No Oak (T3174, T7) height 19 metres, crown spread 16 metres, crown reduce by 3 metres all round, height reduce from 19 metres to 16 metres and crown spread reduced from 16 metres to 13 metres. 1No Oak (T3177, T3) height 18 metres, crown spread 19 metres, crown reduce by 3 metres to the long lateral stem to East side, secondary stem to South side to be reduced by 3 metres in height, height reduce from 18 metres to 15 metres and crown spread reduced from 19 metres to 16 metres. 1No Oak (T3178, T2) height 18 metres, crown spread 13 metres, height reduced from 18 metres to 15 metres. 1No Oak (T3179, T1) height 20 metres, crown spread 19 metres, reduce by 4 metres to the lateral stem to the West side with the major cavity, main larger stem to the East reduced by 2-3 metres all round, crown lift over main road to 6 metres above ground level.

Trees subject to TPO 1370.

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 Amy Redsull - Leigh Park Hermitage

Councillor Richard Joseph Spence Brown

Councillor Vicky Rhodes

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: 17

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 works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality

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

7.3 The application trees are a group of veteran oaks growing in a strip of land adjacent to domestic dwellings. They have clearly been retained through planning.

7.4 Veteran trees are afforded special consideration due to their importance for cultural, arboricultural and ecological reasons. They are considered irreplaceable habitat. For this reason there are very few acceptable reasons to remove live material from trees.

7.5 The works are considered as follows:

- 1 1No Oak (T3172, T6) height 8 metres, crown spread 7 metres, re-pollard to 5 metres above ground level. These works will remove almost all of the live canopy from this tree. The target area is low and so the risk of harm is also very low. When balanced against the value of the tree these works are not deemed to be justified.
- 2 1No Oak (T3173, T8) height 8 metres, crown spread 6 metres, re-pollard to 5 metres above ground level. These works will remove almost all of the live canopy from this tree. The target area is low and so the risk of harm is also very low. When balanced against the value of the tree these works are not deemed to be justified. Restoration repollarding may be possible if a specific restoration pollarding plan is submitted.
- 3 1No Oak (T3174, T7) height 19 metres, crown spread 16 metres, crown reduce by 3 metres all round, height reduce from 19 metres to 16 metres and crown spread reduced from 16 metres to 13 metres. The height reduction is acceptable as this will reduce the loading on the base of the stem which is the weakest point of this tree. The crown reduction on the remainder of the crown is not deemed to be justified as it will remove a large canopy mass all in one go.
- 4 1No Oak (T3177, T3) height 18 metres, crown spread 19 metres, crown reduce by 3 metres to the long lateral stem to East side, secondary stem to South side to be reduced by 3 metres in height, height reduce from 18 metres to 15 metres and crown spread reduced from 19 metres to 16 metres. This

tree has lost its central canopy in the past, leaving a somewhat open 'Y' shape. The long lateral is forming a lever arm to the east of the canopy and it is exposed beyond the main canopy mass. Given the target area is slightly higher here and the impact could be damaging, it is reasonable to carry out a reduction to the length of this one limb on this side to previous reduction points if present. To reduce the likelihood of overloading the fort, removing up to 1m from the height on the west side of the upper canopy is warranted, minimising both cut size and loss of live canopy. It would be preferable if these works were phased over several years.

- 5 1No Oak (T3178, T2) height 18 metres, crown spread 13 metres, height reduced from 18 metres to 15 metres. This is reasonable given the residual wall of the main stem. Use previous reduction points if possible, minimising canopy loss.
- 6 1No Oak (T3179, T1) height 20 metres, crown spread 19 metres, reduce by 4 metres to the lateral stem to the West side with the major cavity, main larger stem to the East reduced by 2-3 metres all round, crown lift over main road to 6 metres above ground level. Proximity pruning to clear the dwelling by 2.5-3.0m is acceptable, but is less than the 4m applied for. The limb over the road can be 'unloaded' by removing up to 3.0m of the length, which will serve to lift it as well. This will remove live canopy mass so the works are limited to this at this time. 6m over the road is excessive – the road is not on a bus route so sufficient clearance for refuse trucks should be enough.

7.6 Limited works are necessary to achieve safety improvements, but these must be done with the minimum amount of live canopy mass being removed.

8 **Conclusion**

It is recommended that the Council issues a **split decision**

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for

1No Oak (T3172, T6) height 8 metres, crown spread 7 metres, re-pollard to 5 metres above ground level.

1No Oak (T3173, T8) height 8 metres, crown spread 6 metres, re-pollard to 5 metres above ground level. These works will remove almost all of the live canopy from this tree.

1No Oak (T3174, T7) crown reduce by 3 metres all round; crown spread reduced from 16 metres to 13 metres.

1No Oak (T3177, T3) height 18 metres, crown spread 19 metres, crown reduce by 3 metres to the long lateral stem to East side, secondary stem to South side to be reduced by 3 metres in height, height reduce from 18 metres to 15 metres and crown spread reduced from 19 metres to 16 metres.

1No Oak (T3179, T1) height 20 metres, crown spread 19 metres, reduce by 4 metres to

the lateral stem to the West side with the major cavity, main larger stem to the East reduced by 2-3 metres all round, crown lift over main road to 6 metres above ground level.

1. The trees are an important feature in the local landscape and have achieved veteran status. The proposed works would result in undue loss and detriment to the visual amenities of the locality and local wildlife. The reasons for carrying out greater works have not been demonstrated as reasonable. 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

1No Oak (T3174, T7) height 19 metres; height reduce from 19 metres to 16 metres using the minimum number of smallest diameter pruning wounds possible.

1No Oak (T3177, T3) height 18 metres, crown spread 19 metres, crown reduce back to previous pruning points (c 1m) on the east side. Secondary stem to south side to be reduced by up to 1m one metre in height.

1No Oak (T3178, T2) height 18 metres, crown spread 13 metres, height reduced from 18 metres to 15 metres.

1No Oak (T3179, T1) height 20 metres, crown spread 19 metres, reduce western lateral to clear property by up to 2.5 metres . Reduce length of lateral to north over road by up to 3.0m with lift to 4.5m maximum.

- 1 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). Ideally, these works will be carried out by a competent contractor who has achieved the VetCert – practising level qualification, or who has other demonstrable experience of working on veteran trees.

Reason: In the interests of future tree health.

- 2 2. That the works shall not result in:
 - a) Any single cut being greater in diameter than 100mm in diameter.

Reason: to reduce the impact of wounding on the tree.

- 3 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