
Site Address: 9 Thistle Down, Waterloooville, PO8 9LD
Proposal: 1No. Beech (T1) - Reduce crown height by 1m and spread by 3 metres, leaving crown height of 8 metres and crown spread of 4.5 metres. 1No. Beech (T2) - Reduce crown height by 1m and spread by 2 metres, leaving crown height of 7 metres and crown spread of 4 metres, both subject to TPO 1035. (Resubmission of APP/23/00230)
Application Type: Works to TPO Tree
Application No: APP/23/00811 Expiry Date: 18/12/2023
Applicant: Mr John Thornhill
Agent: Case Officer: Peter Slegg
Ward: Cowplain

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

9 Thistle Down, Waterloooville, PO8 9LD

2 Planning History

99/63927/000 - Single Storey Rear Extension, PERM,14/06/1999
09/55197/003 - Fell a Ash (T3) subject to TPO 1035., REF,27/07/2009
APP/11/00946 - Crown reduce 2No. Beech trees (T1 & T2) reduce height by 4m and sides by 2m all round. Trees are subject to TPO 1035., PERM,11/08/2011
APP/19/00904 - Reduce 2 No. Beech trees height by 2m leaving height of 10m and crown width by 3m leaving spread of 5m, subject to TPO 1035.

, PERM,24/10/2019
83/23351 - Convert integral garage to study and erect new garage, UNK,14/09/1983
APP/23/00230 - Reduce crown height and spread of 2No. Beech trees (T1 and T2) leaving crown height of 10 metres and crown spread of 5 metres, subject to TPO 1035
, PERM,16/05/2023

3 Proposal

1No. Beech (T1) - Reduce crown height by 1m and spread by 3 metres, leaving crown height of 8 metres and crown spread of 4.5 metres. 1No. Beech (T2) - Reduce crown height by 1m and spread by 2 metres, leaving crown height of 7 metres and crown spread of 4 metres, both subject to TPO 1035. (Resubmission of APP/23/00230)

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: 7

Number of site notices: At least one site notice exists - check the number.

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 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 drawing upon the information submitted with the application.

7.3 When considering the application the local authority is guided by the national guidance 'Tree Preservation Orders and trees in conservation areas'.

7.4 The national guidance that advises authorities when determining an application to protected trees to consider a range of criteria, which include the amenity value of the tree and the likely impact of the proposal on the amenity of the area; whether the proposal is justified, having regard to the reasons and information put forward in support of the application and potential loss or damage likely to arise if consent is refused.

7.5 The application is for works to a pair of beech trees subject to TPO 1035. The trees are visible from the surrounding public areas and form part of a group that make a positive contribution to the amenity of the local area.

7.6 The government guidance advises that the higher the amenity value of a tree and the greater any negative impact of the proposed works on amenity, the stronger the reasons needed before consent is granted.

7.7 The reasons for the crown reduction to each tree, is to allow additional light into the adjacent property (9 Thistle Down, Waterlooville).

7.8 The British Standard for Tree Work BS3998:2010 advises that 'While tree work can be desirable to accommodate people's requirements from the tree and the land around it, any work that exposes the woody tissues is a form of damage that can be detrimental to the tree in the long term'. On this basis the approach to determining if tree works are appropriate must be based upon reasons, which on balance, would not unnecessarily increase the stress and risk of infection leading to potential adverse impact to the tree and its amenity value.

7.9 The trees have been subject to previous applications for works that have all been approved, since 2011. The management practice of maintaining the trees at a height of 10m with a crown spread of 5m has been approved since 2019 (APP/2019/00904) and an application for such works was approved earlier this year (APP/23/00230).

7.10 The issue of light can sometimes be managed by pruning works that sensitively retain the amenity value of the tree. However, the proposed work to further reduce the overall crown, beyond the previously agreed pruning points would diminish the impact of the trees to the landscape character of the area and have a detrimental impact on their amenity value to the local area.

7.11 Whilst there are other mature trees within the vicinity, the proposed work would have a detrimental impact on the amenity value of the trees and increase the risk of weakening them, which would not be in accordance with Policy DM8 of the Core Strategy (2011).

8 **Conclusion**

It is recommended that the works to the trees should be refused consent.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for application APP/23/00811 for the following reason

1. The trees are an important feature in the local landscape and appear to be in adequately sound and healthy condition. The proposed works would result in undue reduction in the quality of each tree and detrimental impact to the visual amenity of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.