DELEGATED OFFICER REPORT

Site Address: The Granary, Wade Lane, Havant, PO9 2TB
Proposal: 1No Magnolia (marked as T1 on the plan) reduce crown height by 1.5m, leaving a height of 6.5m, reduce crown spread by 3m, leaving a spread of 5m. 1No Fir (marked as T2 on the plan) crown lift to 2m. 1No Fir (marked as T4 on the plan) crown lift to 2m. Trees subject to TPO 0467.
Application Type: Works to TPO Tree
Application No: APP/24/00718 Expiry Date: 15/11/2024
Applicant: Mrs Kent
Agent: Case Officer: Tree Officer
Ward: St Faiths

Recommendation: **GRANT TPO CONSENT**

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1 Site Description

The Granary, Wade Lane, Havant, PO9 2TB

2 Planning History

02/65482/008 - Fell 6 Pittosporum trees (marked 2, 4-8) at The Granary, Wade Lane within Wade Court Conservation Area., RNO,28/03/2002
01/65482/007 - Fell a Pittosporum tree (T11) and two Cherry trees (T14, & T17) at the Granary, Wade Lane, within Wade Court Conservation Area., RNO,17/01/2002
01/65482/004 - Removal of redundant chimney stack. Reconstruction and relocation of existing stack, UNK,06/06/2001
01/65482/006 - Demolition of part of existing dwellinghouse and outbuildings and erection of part single and part 2-storey extension on eastern side of remaining building including provision of double garage, east and west facing dormer windows and associated alterations and revised access arrangements (Resubmission), PERM,10/10/2001
01/65482/000 - Alterations and extension after removal of existing structures. New double garage and access., WD,03/05/2001
01/65482/001 - Fell a Bay tree, 1 Sycamore tree, 3 Apple trees, a Golden Conifer, a Magnolia tree and a Holm Oak tree. Also pollard down to 2m a Pittosporum tree. All 9 trees are at 'The Granary', Wade Lane and within Wade Court Conservation Area., RNO,30/04/2001
01/65482/002 - Fell 2 Myrobalan Plum trees (T2 & T31), 3 Sycamore trees (T10, T21 & T25) and a Willow tree (T29). Pollard down to 5m a Hawthorn tree (T5) and pollard down to 4m a Myrobalan Plum (T3). All 8 trees are at The Granary, Wade Lane within Area A2 subject to TPO 467., PERM,20/06/2001
01/65482/003 - Remove two lower limbs and reduce remaining growth on south sector by 20% of a Beech tree (T7). Reduce lowest southern limb by 50% of a Sycamore tree (T13). Crown raise up to 5m a Horse Chestnut tree (T20). Crown raise up to 6m another Horse Chestnut tree (T23). Crown raise up to 2.5m a Yew tree (T16). All 5 trees are at The Granary, Wade Lane within Area A2, subject to TPO 467., SPL,20/06/2001
03/65482/009 - To fell a Hawthorn tree and a Horse Chestnut tree within the Wade Court Conservation Area., RNO,19/05/2003

08/65482/010 - To carry out works to trees within the Wade Court Conservation Area as per schedule supplied. Removal of Bay tree, removal of Horse Chestnut, crown reduction of Apple tree by 50% and crown reduction of Magnolia tree by 25%. , RNO,12/01/2009
08/65482/011 - Remove broken limb, remove dead wood, reduce lower limb over Wade Lane by 2m a Horse Chestnut; crown lift to 5m over Wade Lane a Horse Chestnut; reduce lowest limb by 2m; upon aerial inspection, remove any diseased/dangerous branches a Horse Chestnut; crown lift to 5m a Horse Chestnut; crown lift to 3m a Yew tree; remove a Bay tree; remove lowest south facing limb and south west facing limb to balance a Sycamore tree, and remove a Holly tree all within Area A2 of TPO Zone 0467. , PERM,09/01/2009
GEN/12/00240 - Proposed window/ patio door alterations., ,29/02/2012
GEN/16/00722 - Removal of dying apple tree in Conservation area., ,21/06/2016
APP/20/00189 - Reduce height by 7m from 16m, reduce limb over road by 4m from 10m and crown lift to 6m 1No Horse Chestnut (T1)
Reduce width by 3m to leave 6m 1No Yew (T2)
Fell 1No Hawthorn (T3),
Reduce height by 6m leaving 12m, reduce width by 2.5m leaving 6.5m 1No Beech (T4)
Reduce height by 5m leaving 2m 1No Cherry Plum (T5)
Crown Lift to 6m from ground 1No Sycamore (T7)
All trees within Conservation Area Wade Court and TPO Area A2 subject to TPO 0467., PERM,03/04/2020
APP/20/00203 - Reduce crown height by 1.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Magnolia (T6). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Elder (T8). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 2m, leaving spread of 7m on 1No Laburnum (T9). All trees within Conservation Area Wade Court., RNO,01/04/2020
APP/20/01158 - Reduce height on 1No. Pittosporum (T1) by 3m and side by 0.5m back to previous pruning points, reduce height on 1No. Bay (T2) by 3m and side by 0.5m back to previous pruning points, reduce height on 2No. Holm Oaks (T3 & T4)) by 3 m and side by 1m back to previous pruning points, reduce height on 1No. Bay (T5) by 3 m and side by 1 m back to previous pruning points, reduce height on 1No. Pittosporum (T6) by 4m and side by 0.5m back to previous pruning points. All trees within Conservation Area of Wade Court., RNO,29/01/2021

3 <u>Proposal</u>

1No Magnolia (marked as T1 on the plan) reduce crown height by 1.5m, leaving a height of 6.5m, reduce crown spread by 3m, leaving a spread of 5m. 1No Fir (marked as T2 on the plan) crown lift to 2m. 1No Fir (marked as T4 on the plan) crown lift to 2m. Trees subject to TPO 0467.

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: Wade Court

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy

Conservation Officer

Councillor Daniel Berwick

Councillor Gillian Harris

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council
No landscape objection.

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: 6

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 My recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.

7.3 The trees subject to this application fall within an historic area order and the self-set specimens are unlikely to be covered due to the age of the order. All works are considered reasonable in this instance and will not negatively impact the public amenity offered by the trees.

8 Conclusion

Recommend permit

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9 RECOMMENDATION:

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00718 subject to the following conditions

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).
Reason: In the interests of tree health and safety.

2 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