

Recommendation: **GRANT TPO CONSENT**

91/50782/005 - C/U from existing non-food retail warehouse to offices, research & development of products or processes or light industrial purposes (Class B1), PERM,31/10/1991

91/50782/006 - Change of use from existing non-food retail warehouse to storage or distribution (use Class B8). Readvert., WD,11/09/1991

08/50782/027 - Application to remove the 2No. lowest limbs from an Oak tree (T6) subject to TPO 1349., PERM,08/12/2008

90/50782/004 - Sub division of existing unit, refurbishment and external alterations to provide 3 smaller retail warehouse unit with ancillary offices., PERM,09/10/1990

93/50782/012 - Remove 2 large, lower limbs over garden of 7 Wellesley Close and remove selected sub limbs above these from Oak (T2) on TPO 1349., PERM,03/03/1993

95/50782/017 - Reshaping and reduction by 30% of crowns of 2 Oak trees (T4 & T5) covered by TPO 1349, PERM,05/04/1995

95/50782/019 - Pruning of Oak Tree adjacent to southern corner of existing retail building (tree T8 covered by TPO 1349)., PERM,05/12/1995

GEN/10/00337 - Erection of Greenhouse/Conservatory in rear garden, ,29/06/2010 08:32:32

GEN/11/01327 - Request for information regarding application 92/50782/008., ,07/10/2011 08:42:00

GEN/13/00994 - Proposed felling of tree., ,23/10/2013

GEN/15/00256 - Tree surgery works, ,17/09/2014

GEN/16/00747 - Is planning permission required ?, ,08/07/2016 13:27:42

04/50782/025 - Application for a Certificate of Lawfulness for a proposed use or development, namely; insertion of a mezzanine floor into existing retail building., PERM,30/04/2004

APP/16/01135 - New Showroom Window. New Covered Trolley Park. Colour change of window frames, cladding, rain-water-pipes, security bollards, canopies and handrails from blue to grey (RAL:5008)., PERM,22/12/2016

GEN/18/01202 - Works to TPO trees, ,03/12/2018

GEN/20/00998 - Dangerous wall, ,03/12/2020  
GEN/21/00001 - Minor Variation regarding changes to internal layout-response to be received by 7th January 2021., ,12/01/2021 11:21:19  
GEN/21/00241 - COPY DOCS - 29640/7, 90/50782/004, 91/50782/005, 95/50782/18, 96/50782/020, 04/50782/025. ,12/03/2021  
GEN/22/00746 - New premises license application. , ,23/08/2022 14:32:34  
GEN/23/00044 - Query regarding safety of neighbouring tree, ,19/01/2023 09:28:10

### **3 Proposal**

Prune dead limb back to fence line on 1 No. Oak tree (T11 on submitted plan, T8 on TPO), subject to TPO 1349. Prune 3m from property walls on south west side and roof from group of mixed species trees within G2 subject to TPO 1349.

### **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 Gwen Robinson**

**Councillor Mike Seal**

**Councillor Peter Wade**

### **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: 14

Number of site notices: 1

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 rather than generally inspecting the tree's health and condition in any great detail.

7.3 The proposed works are a continuation of previous pruning works to manage the trees and form part of the wider tree management around the perimeter of the site. The pruning of the trees on the western boundary to the rear of the unit would reduce the impact on the unit and provide sufficient clearance whilst retaining the amenity value of the trees to the local area.

7.4 The oak tree in question (T11 on the application and T8 on the TPO plan) appears to be in a poor condition based on the limited information provided. The removal of the structural limb would result in a significant amount of exposed wood and cause stress to the tree, but in the interest of safety and potential retention of the tree, the reduction of the limb would be acceptable and in accordance with Policy DM8 of the Core Strategy (2011).

7.5 The proposed works must be undertaken in accordance with British Standard (BS) 3998:2010 Tree Work – Recommendation, to retain the contribution of the tree to the amenity value of the area..

## 8 Conclusion

Permit

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## 9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00433 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.