

Recommendation: **GRANT TPO CONSENT**

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 Sceal

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The row of trees that are the subject of this TPO are at the northern end of the long gardens in Avondale Road and therefore have no detrimental effects to the owners, however as they are at the Southern ends of the shorter gardens in Bramley Close and High Trees they have a very detrimental effect to those properties by shading the gardens and the properties for most of the year. They have not been adequately managed since the TPO was put on them in 1986 and have to my knowledge only been trimmed twice since then. The trees covered by the TPO are only 400m from the Queens Inclosure and Parks Wood and there is a lot of dead wood that should be removed before it falls causing possible damage.	The authority grants consent for the proposed works, subject to conditions, which would seek to actively manage the trees addressing some of the points raised.

The trees are now of such a size that in addition to the increasing danger of subsidence because of them taking up water from the clay on which they stand should they be affected by the increasingly forceful winds they would probably cause damage to the properties . A large branch from T6 was blown down last year and it was fortunate that no damage was caused to the property. I fully support the proposed work on these trees.	
I wholeheartedly support this planning application. This row of oak trees between the back gardens of Avondale Road and Bramley Close has been unmanaged in the past and overhangs the significantly smaller and lower south-facing back gardens of the houses in Bramley Close, plunging them in stygian gloom for most of the year. Apart from blocking most sunshine and reducing daylight to these properties except for a couple of weeks each side of midsummer day, the trees constitute a major risk to buildings and people from falling branches in the prevailing south-westerly winds and, in the most extreme case, catastrophic damage to property in the event of being blown over. Recent climate change means the trees' extensive root structures are increasingly the cause of worrying subsidence by drawing so much moisture out of the London clay on which the properties stand, causing the warping and cracking of structures, pathways and patios. Reduction of the canopies should help alleviate this situation. The sooner this work is done, the better.	The authority grants consent for the proposed works, subject to conditions, which would seek to actively manage the trees addressing some of the points raised.

- 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. The proposed works would maintain the important contribution of the trees to the amenity value of the area and would be in accordance with Policy DM8 of the Core Strategy (2011).
- 7.4 The works to the trees should form part of their long-term management to safeguard their health and amenity value and all works must be undertaken in accordance with 'British Standard 3998:2010 (BS3998:2010) – Tree Works – Recommendations'.

8 **Conclusion**

Permit

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00612

(A)

(B) for the following reasons/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