
Site Address:	101 Oaklands Road, Havant, PO9 2RL		
Proposal:	Fell 1No Acer (T1). Subject to TPO 0132.		
Application Type:	Works to TPO Tree		
Application No:	APP/23/00796	Expiry Date:	08/11/2023
Applicant:	Mr Deadman		
Agent:	Mr Fazackarley	Case Officer:	Peter Slegg
	Michael Reed & Co Tree		
	Service Ltd		
Ward:	St Faiths		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

101 Oaklands Road, Havant, PO9 2RL

2 Planning History

98/58105/001 - Lightly crown raise, thin and crown reduce a Japanese Maple (T2) subject to TPO 132, PERM,10/12/1998
93/58105/000 - Lightly raise and thin crown and remove limbs over conservatory on Japanese Mapl e covered by TPO 132, PERM, 05/58105/002 - Application to crown reduce by 10% a Japanese Maple (T2) subject of TPO 0132., PERM,14/04/2005
09/58105/003 - Crown reduce by 10%, 1No. Japanese Maple tree (T2), subject to TPO 0132., PERM,28/10/2009
APP/14/00220 - Crown reduction of 1No. Japanese Maple (T2) by 1m all round, subject to TPO 0132., PERM,04/04/2014
GEN/21/01100 - Enquiry about procedure for revoking TPO 0132 at 101 Oaklands Road (and copy of TPO requested), ,28/10/2021
GEN/23/00547 - 5 Day notice of deadwooding a TPO Acer (TPO 0132), ,20/06/2023
GEN/23/00870 - Garage conversion, ,10/10/2023 06:53:28

3 Proposal

Fell 1No Acer (T1). Subject to TPO 0132.

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 Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
It is sad to see this lovely tree's demise. But it has died naturally, after many years of adding much beauty to the bottom of the Rectory garden. I support its removal.	The comments received are welcomed and considered within the planning considerations.

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 would remove a mature maple tree that is subject to Tree Preservation Order 0132. The information provided shows the tree to be in poor health with a sparse crown (photo taken prior to seasonal leaf fall) and the recommendation of the arborist is to remove the tree due to its declining health and the target zone of high risk being within a residential garden.

7.4 The tree appears a splendid example of its species and from the comments submitted it has a high amenity value that has been cherished for many years, but sadly its condition is unlikely to recover and therefore the proposed removal of the tree would be accepted.

7.5 Whilst it is disappointing to see the removal of a protected tree, there are sound arboricultural reasons for the works and the authority would require a replacement tree to ensure the amenity value of the TPO is protected. It is hoped the replacement tree will grow to a mature age to mitigate the loss of the existing tree.

7.6 The proposed works would be in accordance with Policy CS16 and DM8 of the Core Strategy (2011).

8 **Conclusion**

It is recommended that the works to the tree should be granted consent subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00796 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 A replacement oak tree is required to be planted to retain the integrity of the Tree Preservation Order 1976. The tree should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location and species type for replanting for the replacement tree is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. The replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape-Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 3 If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.