
Site Address:	40 Rowlands Avenue, Waterloooville, PO7 7RU		
Proposal:	Fell 1 No. Silver Birch. Subject to TPO No. 1105.		
Application Type:	Works to TPO Tree		
Application No:	APP/23/00741	Expiry Date:	15/11/2023
Applicant:	Mr T D Britton		
Agent:	Mr Harrison Hammond	Case Officer:	Peter Slegg
	The Green Barber		
Ward:	Waterloo		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

40 Rowlands Avenue, Waterloooville, PO7 7RU

2 Planning History

96/54762/001 - Remove 6 lower limbs and reduce and reshape crown by up to 20% of Willow tree covered by TPO 1105, PERM,08/07/1996
GEN/18/00105 - Copy docs: Is TPO 1105 in relation to the property, ,07/02/2018
APP/18/00322 - Single storey side extensions (following demolition of existing garage)., PERM,08/06/2018
APP/18/00860 - Single storey side extensions with pitched roof with render to elevations (following demolition of garage). Hip to gable alteration on main dwelling and infill of front dormer., PERM,24/10/2018
APP/19/00683 - Application for non-material change to planning permission
APP/18/00860 relating to alteration of position of front door in front elevation (to original position). Removal of ramping complex. Replacement of approved front door with window. New ramping complex for access to proposed new front door position., PERM,21/08/2019
APP/21/00285 - Dropped curb, UNK,
APP/21/00545 - Outbuilding for aqua trainer., PERM,25/10/2021

3 Proposal

Fell 1 No. Silver Birch. Subject to TPO No. 1105.

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 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The tree in question should never have been planted so close to the road or so close to number 42 property. It has always caused a lot of mess when shedding its seeds and leaves which I except this is what trees do. However trees near properties don't go together and I would be happy to see it gone. Now that it looks dead. Be gone with it. Thank you	Comments noted and considered in the officer report. A replacement more suitable tree species will be required.
I can appreciate why the owners of this property want to get rid of the tree. I think it has been dead for some time and is situated in the corner of their	Comments noted and considered in the officer report. A replacement tree will be required.

small front garden.

However, It is/was a beautiful, tree very tall and it's skeleton now fills a gap I can see between No 40 and the mature oak in the back garden. It looks lovely

So much greenery, trees, bushes etc were removed from 40 Rowlands and their immediate neighbours at (Redacted) (I think this the no.) during the extensive. Building work that has taken place over the past 5/6 years that the outlook from my house is unrecognisable. Bare, with nothing to soften the new builds.

I don't suppose my views will matter a jot, (Redacted).

Any past complaints from their long suffering neighbours having been ignored by Havant Council., as this will be.

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 to remove a diseased silver birch tree that is in poor health with significant die back in the crown that justifies the removal of the tree.

7.4 Whilst it is disappointing to see the removal of a protected tree, there are sound arboricultural reasons for the works and a replacement tree will be required to protect and enhance the amenity value of trees to the area.

7.5 The location and species type of the replacement should be mindful of the site, the full maturity of the replacement tree and its contribution towards the amenity of the area.

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/23/00741

(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
- 3 A replacement birch tree is required to be planted to retain the integrity of the Tree Preservation Order 1105. 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
- 4 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.