
Site Address: Borrow Day Centre, London Road, Cowplain, Waterlooville,
PO8 8DB
Proposal: Fell 2No. Oak trees (T1 and T2) subject to TPO 1018.
Application Type: Works to TPO Tree
Application No: APP/22/01050 Expiry Date: 27/12/2022
Applicant: Mr P Shirt
Agent: Case Officer: Tom Gregory
Ward: Cowplain

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Borrow Day Centre, London Road, Cowplain, Waterlooville, PO8 8DB

2 Planning History

01/60101/000 - Extension to south, incorporating new entrance, toilet accommodation and storage., PERM,15/02/2001
03/60101/001 - Single storey extension to south west of existing centre with new entrance porch to south east elevation., PERM,03/07/2003
GEN/13/00469 - Two Oaks on site., ,29/05/2013
GEN/14/00433 - Proposed erection of war memorial within grounds., UNK,
APP/16/00930 - Crown reduce by 3m on southern and western sectors 2No. Oak trees subject to TPO 1018., WD,10/10/2016
APP/16/01039 - Crown reduce by 3m on northern and eastern sectors 2No. Oak trees subject to TPO 1018., PERM,08/11/2016

3 Proposal

Fell 2No. Oak trees (T1 and T2) subject to TPO 1018.

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 D Keast - Cowplain

Councillor Narinder Bains - Cowplain

Councillor Neil Bowdell - Cowplain

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: 3

Comment	Officer Comment
I am strongly against the felling of these trees. I am really disappointed that yet more mature & established oak trees are being felled in the Cowplain area for mainly aesthetic & reasons of inconvenience only. These trees provide greenery & a haven for ever decreasing birds & wildlife. Why can they not be canopied or reduced rather than simply felled? It will take years for new trees to mature to have any real impact. These oak trees are an integral part of the Cowplain landscape & would leave a gaping space if felled.	Noted
Comments received 7.12.22	
The applicant indicates he is not the owner of these tree, this is factually incorrect. Ownership is joint with Borrow Centre and the applicant is acting on his behalf only & not the Borrow Centre The fence line was moved by builders during a change of use from Doctors' surgery to current bungalows	Noted
The applicant indicates he is not the owner of these tree, this is factually incorrect. Ownership is joint with Borrow Centre and the applicant is acting on his behalf only & not the Borrow Centre	Noted

The fence line was moved by builders during a change of use from Doctors' surgery to current bungalows	
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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 inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

7.3 The trees in question make a positive contribution to local amenity. Reasons provided for the proposed work relate to shading and low amenity value. The trees are considered to have high amenity value due to their size and prominent position. Tree removal is considered an excessive response to shading issues. The loss of these trees will have a negative impact on the local amenity..

8 **Conclusion**

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/01050 for the following reasons

- 1 The trees are a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.