
Site Address: 35 Silverdale Drive, Waterlooville, PO7 6DN
Proposal: Crown reduce south west and north west sector of 1No. Oak (T1 on plan) by 3m and south east sector by 2m, crown reduce height by 3m, to leave a crown height of 5m and crown spread of 3.5m; Crown reduce 1No. Oak (T2 on plan) by 3m all round and crown raise by 3m, to leave a crown height of 5m and crown spread of 3.5m. Subject to TPO 1577.
Application No: APP/20/00797
Applicant: Mr Browning
Agent:
Ward: Hart Plain

Expiry Date: 18/11/2020
Case Officer: Maria Stewart

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

35 Silverdale Drive, Waterlooville, PO7 6DN

2 Planning History

98/63545/000 - Crown reduce 2 Oak trees (T1 and T2) subject to TPO 1577, PERM,27/08/1998
03/63545/001 - Application to crown raise to a height of 2m two Oak trees (T1&T2) subject to TPO 1577., PERM,13/05/2003
05/63545/002 - Application to crown reduce by 20% Common Oak (T1) and Common Oak (T2) within TPO 1577., PERM,26/09/2005
GEN/12/00098 - Proposed building extension. , 22/02/2012 10:45:27
GEN/20/00007 - History search: Loft conversion, UNK,

3 Proposal

Crown reduce south west and north west sector of 1No. Oak (T1 on plan) by 3m and south east sector by 2m, crown reduce height by 3m, to leave a crown height of 5m and crown spread of 3.5m; Crown reduce 1No. Oak (T2 on plan) by 3m all round and crown raise by 3m, to leave a crown height of 5m and crown spread of 3.5m. Subject to TPO 1577.

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 David Jenner

Councillor E Shimbart - Hart Plain

Councillor P Bains - Hart Plain Ward

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: 4

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 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 This application relates to two trees subject to a Tree Preservation Order, the work spec is questionable – for example it is stating a finished height of 5m for both trees which doesn't sound right, and for T2 it is stating crown raise by 3m, which wouldn't be feasible with a crown height of only 5m. A nice pair of oaks. The smaller one has been reduced – 5+ years back at a guess – the larger one is unspoilt, shows no sign of previous work. The application implies both trees are 8m high (3m off height leaving height of 5m), I estimate T1 at 14m, T2 at 10m.

Reason given is to reduce 'severe impact on property...low branches, excessive leaves and acorns falling' Permission to reduce TPOd trees would not normally be granted as a measure to reduce output of leaves and acorns. If low branches are a major problem, a measured crown raising would probably be the solution.

8 **Conclusion**

The works are considered excessive therefore the application should be refused.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/20/00797 for the following reasons.

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's landscape impact and undue 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.