
Site Address:	6 Pinehurst Close, Waterloooville, PO7 8RY		
Proposal:	Re-pollard 6No. Oak trees (T1-T6 on plan) back to previous pruning points. Subject to A1 of TPO 1206.		
Application No:	APP/21/00172	Expiry Date:	12/04/2021
Applicant:	Mr Pointing T&P Tree Surgery and Landscaping		
Agent:	Mr Pointing T&P Tree Surgery and Landscaping	Case Officer:	Andrew Skeet
Ward:	Cowplain		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

6 Pinehurst Close, Waterloooville, PO7 8RY

2 Planning History

01/62543/002 - Crown reduce, crown thin, removal of branches and felling of 9 Oak trees & 2 Hawthorn trees at 6 Pinehurst Close within Area A1 subject to TPO 1206., PERM,21/01/2002

97/62543/000 - Lopping of two Oak Trees covered by TPO 1206 adjoining no.6 Anvil Close, PERM,08/07/1997

05/62543/003 - A) Crown lift canopy that extends over the property to achieve an above ground level clearance of 3.5 to 4 metres and ensure pruned the back to the boundary and to include the pruning of branch A as indicated on the plan.

B) Reduce the lateral spread of the canopy that extends over the back garden by 2 to 2.5 metres and to include branch B as indicated on the plan.

C) Remove deadwood and branches that extend over the rear garden., PERM,08/12/2005

06/62543/004 - Crown reduction by 20%, crown thin by 10% and crown raise to 3 metres an Oak tree within Area A1 subject of TPO 1206., PERM,02/05/2006

06/62543/005 - Application to reduce overhanging sector by 20% 6No. Common Oaks (No's 1 to 8) and crown lift to 3m 1 Common Oak (No 8) all within A1 subject to TPO 1206., PERM,22/11/2006

09/62543/006 - Crown reduce and crown thin by 20% 8No. Oak trees subject to TPO 1206., PERM,02/09/2009

APP/13/00953 - Reduce 3No. Oaks by 2.8m from the top and 2m from the sides (back to old pruning points); Reduce 2No. Oaks by 2m from the top and 1.5m from the sides (back to old pruning points); Reduce 2No. Oaks by 1.5m overall (back to old pruning points); All to be crown lifted to 4.5m; Reduce 1No. Oak by 2.8m from the top and 1.5m from the sides (back to old pruning points). Remove any dead, crossing or epicormic branches as necessary to all trees. All trees subject within Area 1 of TPO 1206., PERM,24/10/2013

GEN/14/00613 - Proposed side extension., ,27/06/2014 10:29:40

APP/16/00934 - Crown reduce lateral limbs overhanging garden by 2m, 3No. Oak Trees, subject to TPO 1960., PERM,21/10/2016

APP/16/00935 - Crown reduce 6No. Oak Trees by 2m; fell 1No. Oak. All subject to A1 of TPO 1206.

, PERM,08/11/2016

APP/16/01195 - Crown reduce 2No.Oaks by 1-2m, subject to TPO 1206.,

PERM,04/01/2017

APP/18/00945 - Fell 1No. Oak, subject to A1 of TPO 1206.

, PERM,08/11/2018

APP/18/01242 - Thin 4No. Oaks by 30%. Subject to A1 of TPO 1206.,

WD,18/01/2019

19/00001 - Thin five oak trees (oak 1 - oak 5) in rear garden by 30%. Pruning back to old pruning points. To prevent excessive shading in house and garden., UNK,

APP/19/00097 - Prune back the new growth to previous pruning points 5No.Oak trees, subject to TPO 1206 within A1., PERM,04/03/2019

3 Proposal

Re-pollard 6No. Oak trees (T1-T6 on plan) back to previous pruning points. Subject to A1 of TPO 1206.

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 A Briggs - Cowplain

Councillor D Keast - Cowplain

Councillor Narinder Bains - 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: 8

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 The application relates to the proposed pollarding of trees subject to a Tree Preservation Order. Looking at the photos supplied with the application, the trees have clearly been reduced very hard, cutting into wood of, in some cases, over 100mm diameter (estimated). Permission was granted for reduction in Jan 2019, and based on the photos supplied, I would say that reduction was carried out before the start of the 2019 growing season, therefore the current photos are probably showing 2 years regrowth. The average length of regrowth is, I estimate, something a bit less than 2m. Consent was given for reduction also in 2016 and 2013. My view is that physiologically, the trees need a longer period of regrowth and recovery before the next reduction. Over-frequent reduction could lead to these trees being weakened physiologically (their overall health and vitality could be adversely affected), especially as the reduction has been very much on the heavy side. I would recommend the trees are left untouched for at least two more growing seasons before the next reduction. In terms of visual amenity too, the reduction applied for will take the trees back to a woody framework, thereby very significantly reducing their amenity value. If the period between reductions is extended, the trees will be able to produce fuller and better looking canopies and keep them for longer. In amenity terms, I would see a need for

these particular trees to be in the woody framework state for less time, and to be furnished with fuller and more leafy crowns for more time.

8 **Conclusion**

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/21/00172

(A)

(B) for the following reasons/subject to the following conditions

- 1 The trees are 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.