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Site Address: 8 The Hassocks, Waterloooville, PO7 8QG

Proposal: Remove two lowest branches 1No Oak (T1) beginning at 8 metres from ground. Reduce remaining branches by 3.5 metres from a start of 8 metres leaving a length of 4.5 metres, up to height of 12 metres.

Remove lowest branch 1No Oak (T2) beginning at 10 metres from ground. Reduce remaining branches by 2.5 metres from a start of 8 metres leaving a length of 5.5 metres, up to height of 12 metres.

Reduce height 1No Oak (T3) by 2.5 metres from 16 metres leaving a finished height of 13.5 metres. reduce width from 9 metres by 3 metres leaving a finish of 6 metres.

Remove lowest branch 1No Oak (T4) beginning at 6.5 metres from ground.

Trees within A2 subject to TPO 1185.

Application No: APP/20/00978

Expiry Date: 14/12/2020

Applicant: Mr J Farrell

Agent: Mr A Kaye

Case Officer: Maria Stewart

Blendworth Tree Surgeons

Ward: Waterloo

Recommendation: **REFUSE TPO CONSENT**

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## **1 Site Description**

8 The Hassocks, Waterloooville, PO7 8QG

## **2 Planning History**

97/62596/000 - To fell eight Oak trees in the garden of No 8 and one Oak in the garden of No 7,

all included in A2 of TPO 1185, 7 and 8 The Hassocks Waterloooville,

REF,29/07/1997

08/62596/001 - Fell to ground and grind stump 2No. Oak trees within Area 2, subject to TPO 1185., REF,13/06/2008

APP/10/00270 - Demolition and reconstruction of single storey extension following damage caused by subsidence., PERM,06/08/2010

APP/10/00399 - T1 - remove lowest limb to the southern aspect over the dwelling; reduce lower canopy to allow 1m separation between tree and dwelling; remove epicormic growth from the main stem. T2 & T3 - crown lift to 4m; T4 - crown lift to 4m, remove secondary stem; T5 - fell., PERM,13/09/2010

APP/10/00664 - Discharge of Condition No.3 of Planning Permission APP/10/00270., PERM,08/11/2010

GEN/12/00145 - New kitchen - additional doorway inserted. , ,16/02/2012 14:54:45

GEN/16/00206 - Enquiry re safety of council owned trees, ,23/02/2016

### **3        Proposal**

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Trees within A2 subject to TPO 1185.

### **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: 12

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 is to undertake works to trees subject to a Tree Preservation Order. They are part of a large group of unspoilt (not previously lopped) oaks with the exception of 1x oak on public land that was reduced for safety reasons. The work being applied for will spoil the appearance of the 3 oaks, especially I am not happy with the concept of reducing only the lower parts of the trees. The reduction work will not be of great benefit to the owners, especially in terms of the reaction growth that will form. It looks as though the applicant will get the desired benefit by limiting the work to crown raising all 3 trees to midway between eaves height and roof ridge height, including the removal of several specific limbs. I have taken photos as the basis for a revised application if the applicant is willing to resubmit.

## 8 Conclusion

Refuse

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## 9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/20/00978 for the following reason

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its 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.