

Recommendation: **REFUSE TPO CONSENT**

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: 25

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I am in favour of this application. It is ludicrous that someone who wishes to maintain their tree in good order is forced to ask permission from their neighbours. I am appalled.	noted.
No issue with this application but what has happened to T4 on the TPO Plan?	T4 is in the garden of a property on Woodville Road

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 to undertake work to a tree protected by a Tree Preservation Order relates to the proposed crown reduction of one Ash tree growing in the rear garden of the applicant's property.

The tree is a mature specimen which appeared to have good vigour and vitality for its age and species. Because of its location it is considered to have significant public amenity value when viewed from Pennant Hills or Portsdown Hill Road. A report was submitted with the application which was undertaken in June 2019. The survey states that this tree has historically been heavily reduced to approximately 3m from the stem. Extensive re-growth has occurred (up to 200mm). A cavity was noted on the lowest lateral which has the potential for failure. The structural condition of the tree was noted as good. The Arboricultural Officer would agree with these findings.

The tree stands in the large rear garden of the property and is sufficient distance from the applicant's dwelling however it does overhang the gardens of two properties in Pennant Hills.

The applicant wishes to reduce the tree by 4m as it has been heavily reduced in the past. The applicant also mentions that the report noted the potential for structural

failure however the Arboricultural Officer believes this to be referring to the lowest lateral with the cavity rather than the whole tree. The applicant also wishes to remove dead branches (permission not required) to keep the tree safe as grandchildren play in the garden.

The Arboricultural Officer comments that the heavy crown reduction was undertaken a number of years ago and the tree has put on extensive 200mm regrowth, a 4m reduction would potentially have a negative impact on the health of the tree and significantly reduce its public amenity value.

A revised scope of work was offered to the applicant to crown reduce the tree by 2.5m, this would have alleviated the encroachment issues and reduced the size of the tree without detriment to its health or amenity value however this was declined.

8 Conclusion

The tree appeared to be adequately sound and healthy. Whilst an Arboricultural survey report has been submitted with the application this does not support the application to crown reduce the tree. An alternative scope of work could be submitted any time should the applicant wish to undertake lesser work to alleviate the encroachment or to undertake work on the lower lateral.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/20/00640 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. 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.