
Site Address: 38C Bedhampton Hill, Havant, PO9 3JW
Proposal: 1No. Silver Birch (T11 on map) Crown reduce by no more than 2m and
fell 2 No. Ash trees (T1 & T2 on map); subject to TPO 1354 G1.
Application No: APP/20/00447 Expiry Date: 06/08/2020
Applicant: Mr Nicolaou
Agent: Mr G Walker Case Officer: Maria Stewart
Woodsmen Tree Services
Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

1 Site Description

38C Bedhampton Hill, Havant, PO9 3JW

2 Planning History

00/60365/000 - Single storey rear extension., PERM,11/01/2001
05/60365/001 - Single storey rear extension., PERM,04/07/2005

3 Proposal

1No. Silver Birch (T11 on map) Crown reduce by no more than 2m and fell 2 No. Ash trees
(T1 & T2 on map); subject to TPO 1354 G1.

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 Gary Robinson

Councillor Kenneth Smith

Councillor Mark Inkster

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: 10

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 to undertake works to trees protected by a Tree Preservation Order relates to the proposed felling of two mature Ash trees and the crown reduction of one Silver Birch located within a private verge adjacent to the driveway of the property.

The two Ash trees are set back from the main road and their amenity value is limited from the road frontage, although they can be glimpsed at intervals along the road. They are showing early signs of Ash dieback with tip dieback evident. Given the brittleness of Ash and their high target area to driveways and property, it is considered to be reasonable and necessary to remove these trees now, to reduce the risk of failure. Pruning is not an option as this could send the trees into advanced decline and it would be unreasonable for the applicant to continue to try to retain them. Both trees should be replaced with a different species of tree.

A Silver Birch is to be crown reduced by 2m. The work has been modified with the agreement of the agent. The Birch is barely visible as it grows between some Ash and Sycamore trees (not TPO'd). The trees not subject to TPO are to be removed and reduced. This will make the Birch more prominent, however there is a concern that the Silver Birch will be left exposed to wind pressures, therefore a reduction may be necessary.

No objections to the application have been received.

8 Conclusion

The works proposed are considered to be appropriate and necessary and therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00447 subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).

Reason: In the interests of tree health and safety.

- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision.

Reason: To control the timing of the works.

- 3 In the first planting season following the date of felling; 2 replacement trees are planted. The trees should be a minimum 1.2 metres tall at the time of planting and should comply with BS3936:Part 1:1992. One *Fagus sylvatica* (Beech) should be planted in the verge where the two Ash to be removed are located, the other, a *Ginkgo biloba* (Maidenhair) to be planted within 2m south east of the existing Silver Birch.

or such other size, species, location or period of time as may be agreed in writing with the Council.

If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or die, or becomes in the opinion of the Council seriously damaged or defective:

- a) the Council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the Council unless the Council agrees to dispense with or vary the requirement.

Reason: To conserve and safeguard the visual amenities of the locality.