
Site Address: 8C Rowlands Avenue, Waterloooville, PO7 7RU
Proposal: Fell 1No. Oak tree (T2), subject to TPO 1160.
Application No: APP/19/01121 Expiry Date: 09/01/2020
Applicant: Subsidence Management
 Services
Agent: Mr Greener Case Officer: Maria Stewart
 Environmental Services
Ward: Waterloo

Recommendation: **GRANT TPO CONSENT**

1 Site Description

8C Rowlands Avenue, Waterloooville, PO7 7RU

2 Planning History

08/63033/003 - Crown reduce by 20% over boundary with No. 181b London Road a
Common Oak tree (T2) subject to TPO 1160., REF,26/03/2008

3 Proposal

Fell 1No. Oak tree (T2), subject to TPO 1160.

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 Scea

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
We fully support this application to remove this tree as it is too large for the urban position, it concerns us as this tree is at the bottom of our garden in high winds it sheds branches into our garden also over shadows our bedroom which should it fall would cause serious damage to our property and would be reassured with its removal	Comments noted.
This Oak tree T2 is I agree a very substantial tree however it has been there for over 100 years and certainly way before any of the houses which have been built particularly in the last 40 years around its branch and growth span. It is an amazing spectacle in full leaf and well worth the effort sweeping up the leaves causes in autumn (I am close to another oak). This potential issue should have been taken into account when granting planning for these properties. By their own submission there is nothing wrong with the tree other than it's upsetting the house nearby with "potential future issues". In fact there is another tree which is closer to 183 London road marked as T3 are they also applying for that to be removed? The few remaining large oaks within the London Road, Rowlands Ave, Jubilee Road area a welcome feature	Comments noted. However the structural integrity of the tree and its safe useful life expectancy outweighs the amenity aspect.

and remaining part of the original woodland which should not be removed unless they are diseased or themselves structurally unsafe which this is not. There is also no plan to replace it with anything else and so the skyline changes forever. I am not a tree fanatic however our oak trees are protected for a reason. Please refuse this application even if it makes reselling the surrounding properties more problematic due to potential future problems which the application seems to be implying. The current occupiers were all aware of the trees when they bought or built their properties.	
Has consideration been made of the impact to the drainage of the surrounding immediate area if this tree is felled? The roads of Rowlands Avenue and London road have a high water table and have been prone to flooding in the past. Additionally is there any historical facts on the age of the tree, with the locality of the remains of the forest of Bere. It is imperative that the protection of ancient oaks in this area be preserved and hence the tree preservation order should remain	Comments noted. The applicant would need to take appropriate steps to mitigate any concern around drainage. Whilst the tree is clearly a number of years old, given the fungal fruiting bodies present and the risk of failure, it is considered necessary to fell the tree and plant a replacement.
This oak tree is truly majestic and deserves to be allowed to continue to thrive. In their own words there is nothing wrong with the tree itself. The oak tree adjacent to it is, by comparison a poor specimen with much dead wood but after attention from a tree surgeon it remains. These trees provide a home for so many birds and numerous garden creatures. They provide natural screening and look wonderful throughout summer and autumn. The tree was here long before the relevant property was built, surely the owners couldn't have failed to see them when they bought the house. However my main concern is the increased risk of flooding if this tree is removed. There is no indication of any intention for replacement trees.	Comments noted. A replacement tree will be conditioned to be planted. The structural integrity of the tree is poor and given its proximity to dwellings, it is not appropriate to retain this tree.

Flooding has been a problem in the past and with the focus on global warming we are being encouraged to plant trees. Removal of this tree can't be a positive thing, it won't benefit anyone. I'm very much against this tree being removed.	
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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 felling of one large mature Oak tree located in the front garden of 8C Rowlands Avenue.

The application has been made by Subsidence Management Services on behalf of 183 London Road. The reason for the application to fell is because of subsidence to the property. No information has been supplied regarding the condition of the tree.

On inspection of the tree, there was evidence of multiple limb failures within the canopy and some dead wood present. It was also found to have a number of large Ganoderma brackets around the base and stem, and a fungal fruiting body known as *sparassis crispa* was also present in the lawn and within approx 1m of the base of the tree. When tapped with a mallet, areas of decay were noted in the main stem and base of the tree.

Sparassis crispa is a brown rot which affects the heart wood of trees, and spreads within the roots and lower section of the tree trunk. The decayed wood has little tensile strength. Extensively affected trees are liable to brittle fracture at the stem base.

Usually, more information is required to be provided to support the subsidence claim, however given the fungal fruiting bodies present, the application is being considered purely on this aspect and not the subsidence issue.

The tree is considered to have significant public amenity value in the street scene and a very large old specimen, however this factor does not outweigh the risk involved with leaving a tree of this size, in close proximity to houses, in situ.

8 **Conclusion**

Given the fungal brackets found around the base of the tree and areas of decay noted, it is considered appropriate and necessary to fell the tree and plant a replacement.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/01121 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 09/01/2021.

Reason: To control the timing of the works.

- 3 In the first planting season following the date of felling; 1 replacement tree is planted. The tree should be a minimum 1.5 metres tall at the time of planting and should comply with BS3936:Part 1:1992. It should be planted within 2m of the tree to be felled. It should also be selected from the following species:

1. *Liquidambar styraciflua* (Sweet Gum)
2. *Ginkgo biloba* (Maidenhair)

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.