

isting retail warehouse and ancillary canopies at front and rear together with r  
evisions to the existing garden centre, car park and service areas and landscapi  
ng, S106,05/03/1998

93/55340/011 - Erection of retail warehouse (1200 M2 gross floorspace) abutting western end of exist building, tog with mods to existing car parking provision and landscaping., WD,13/02/1995

93/55340/012 - Erection of retail warehouse extension(1200m2 gross floor- space) at W end of exist building, tog with mods to existing car parking provision and landscaping ., WD,10/02/1995

93/55340/013 - Erection of Retail Warehouse extension (1600m2 gross floor space) at Western end of exis building,together with mods to existing car parking provisions & landscaping., PERM,

90/55340/000 - Formation of new doors on north elevation. Widening of service road and creation of lay-by's to north of existing building, PERM,11/10/1990

91/55340/001 - Implement minor alts to exist elevs, extend exist eastern service yard & ext garden ctr, provision of canopy w/in that garden ctr & add'l car parking spcs tog w /ancill landscapi, PERM,

91/55340/002 - Internally illuminated signs and non-illuminated signs on west, south and east elevations of existing building, REF,

92/55340/010 - Non-illuminated product panels on southern elevation., REF,

92/55340/004 - Free standing non-illuminated sign fronting Purbrook Way, REF,

92/55340/006 - Service yard storage canopy, PERM,

92/55340/008 - Non-illuminated free standing sign at site entrance, DELG,

92/55340/009 - Internally illuminated signs on south elevation of buildin and non-illuminated signs on west elevation, PERM,

03/55340/022 - Felling of 4 Scots Pine Trees (T2, T3, T4 & T5) of TPO 1216., REF,19/05/2003

04/55340/023 - Variation of condition 15 of consent 95/ 55340/ 015 to enable storage of goods/structures within the revised garden centre of up to 4.8m above ground level (in lieu of the 3m height limit originally approved)., PERM,04/11/2004

04/55340/024 - Demolition of canopy and construction of greenhouse and fabric canopy within external garden centre., PERM,04/11/2004

04/55340/025 - Alterations to existing building to include new entrance feature, new exit lobby, interconnecting canopy and over-cladding to south elevation., PERM,04/11/2004

04/55340/026 - Variation to outline consent in respect of fenestration and trade exit canopy and relief from conditions 8,9 & 10 of outline consent., UNK,

05/55340/027 - Erection of a 473 square metre greenhouse extension to the east elevation., PERM,25/01/2006

05/55340/028 - Display of a number of static, internally illuminated shop fascia signs on both the south and west elevations., WD,30/11/2005

05/55340/029 - Display of non-illuminated freestanding totem pole sign at junction of site entrance and Purbrook Way., NFA,02/11/2012

05/55340/030 - Display of a number of static, internally illuminated and non-illuminated shop fascia signs to south and west elevations., PERM,02/02/2006

05/55340/031 - Display of non-illuminated totem sign (height 3m) at junction with Purbrook Way., PERM,06/02/2006

APP/10/00500 - Retrospective application for internal mezzanine floor measuring 328 sq m, to be used for storage purposes only., PERM,03/11/2010

GEN/10/00635 - No details of enquiry., UNK,  
 96/57759/001 - Outline application for erection of new retail warehouse (1150m2 gross) with associated parking landscaping and access from Purbrook Way, WD,03/12/1996  
 GEN/13/00841 - Proposed erection of small hotel., ,24/10/2013  
 GEN/14/00559 - Planning History of site., ,03/06/2014 16:14:42  
 APP/16/00896 - Display of 3No. non-illuminated fascia signs, 2No. illuminated totemsigns and 15No. other sign sets. , PERM,20/10/2016  
 GEN/17/00777 - Principal of removal of some trees to allow development of site for a Starbucks within TPO area, ,06/06/2019  
 GEN/17/01432 - Erection of a 4 bed two storey residential property. Queries regarding TPO, access and driveway issues., UNK,  
 GEN/18/00076 - Pre-application advice relating to land next to B & Q for commercial development., UNK,  
 GEN/18/00324 - Advice on usage of site, UNK,  
 GEN/18/00496 - Erection of factory specialising in designing and manufacturing light aircraft fuel system components, ,24/05/2018 09:44:48  
 APP/18/00810 - To cut back any intruding branches from the neighbouring boundary. Buddleia blocking fire safety notice. Tree branches are blocking the fire safety signage which is a potential H&S risk., UNK,  
 APP/18/01180 - Cut back 4 overhanging branches from the neighbouring boundary 1No. Pine, removal of dead wood from 1No. Oak. Subject to TPO 0955 within G1., PERM,21/12/2018

### **3 Proposal**

Fell group of 8No Ash (marked G668), small group of Willow (marked G669), 2No Ash and 1No Willow (marked G670); 1 No. Ash (marked 671); all within W1 of TPO 1164.  
 Fell group of roadside Ash coppice (marked G674); within A1 of TPO 0955.  
 Fell group of roadside Ash (marked G676), 2No Silver Birch (marked G677), 1No Silver Birch (marked 684); reduce secondary leader of 1No Oak back to boundary (marked 683); within W1 of TPO 1234. All work as described in the tree survey schedule submitted with the application.

### **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 Pamela Crellin - Barncroft**

**Councillor Yvonne Weeks - Barncroft**

## **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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

| <b>Comment</b>                                                                                                               | <b>Officer Comment</b>                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Before this application is approved I would like the applicant to submit details of trees that will be planted in mitigation | Comments noted. The agent has now supplied replacement planting information and this will be added as a condition of the permission. |

## **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 a number of trees along the Hulbert Road and the pruning of one Oak.

A survey has been undertaken by the agent for all the roadside trees. This has highlighted trees in need of removal on health and safety grounds. The trees consist of Birch, Willow and Ash. The Ash are infected with Chalara. If left they will become extremely brittle and it is considered appropriate to remove them. The Birch and Willow are poor quality specimens in need of removal.

A risk based assessment of the application has been undertaken. The report is comprehensive and the reasons for the proposed work are considered to be justified given the high target area adjacent to the Hulbert Road.

## 8 **Conclusion**

The work is considered to be appropriate and necessary and a replacement planting scheme will be added as a condition.

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## 9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00129 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 1 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;

A species mix of native broadleaves should be planted to create a woodland edge mixture, high % Hawthorn, Hazel, Field Maple, with low % Holly, Rowan and Wild Service tree, all 40/60cm transplants protected by 0.75m treeshelter planted at 1100 stems /ha.

25% Hawthorn  
25% Hazel  
25% Field maple  
10% Rowan  
10% Wild service tree  
5% Holly

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.