

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: 8

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 and pruning of trees within the rear garden of 7 The Hassocks.

Five Oaks are located within the modest sized garden of the property which dominate the garden and house.

The application is to reduce the laterals in close proximity to the house on the English Oak tree numbered T1. These branches are almost touching the property and the work is considered to be appropriate and proportionate. The tree appeared to have good vigour and vitality for its age and species.

English Oaks numbered T3 and T4 are to be crown lifted on the house side and a reduction of the laterals by 2m. These two Oaks significantly overhang the garden area and dominate the garden. They appeared to have good vigour and vitality for their age and species and the work is considered to be appropriate and proportionate.

Turkey Oak T2 is to be felled due to its condition. As stated in the application the crown is sparse and there is evidence of bacterial wet wood. For this reason the Arboricultural Officer comments that it is considered to be appropriate and justified to fell the tree particularly given the proximity to the dwelling.

Turkey Oak numbered T3 is located in the middle of the garden. The reasons given for felling by the tree surgeon are its poor form, signs of included bark, sparse crown in places and also possible root plate movement. On inspection the tree appeared to be in reasonable condition with sparse areas within the canopy, however there were clearly signs of cracking and movement of soil around the base of the tree. Given its high target area should the tree fail it is considered to be appropriate a justified to remove this tree.

Given that there are three Oaks remaining within the garden and others in neighbouring gardens, it is not considered that the removal of these two tree will cause a significant loss of amenity value and two replacement trees will be planted.

No objections to the application have been received.

8 Conclusion

The work is considered to be appropriate and justified and it is recommended that permission is granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00502 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; 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 at or near the site of the trees to be removed. The tree species should be one *Quercus robur* (Oak) and one *Crataegus monogyna* (Field Maple) 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.