
Site Address: Land adjacent to Crest House, Stakes Hill Road,
Waterlooville, PO7 5UE

Proposal: Crown reduce one Copper Beech (T4) by 2 metres and crown lift to 5 metres; Pollard Limes (T5 & T6) to a height of 12 metres (not back to the original points) and removal of epicormic growth to main scaffold limbs. Subject to TPO 1363.

Application No: APP/19/00573 Expiry Date: 24/07/2019

Applicant: Ms J Quick

Agent: Mr A Reed Case Officer: Maria Stewart

Ward: Stakes

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Land adjacent to Crest House, Stakes Hill Road, Waterlooville, PO7 5UE

2 Planning History

97/62863/000 - Reduction of crown of Copper Beech and crown reduction of 2 Limes by 6 metres subject to TPO 1363, PERM,15/12/1997

07/62863/001 - Outline application for 1No. 4 bedroom detached house and integral single garage, associated car parking and new access to Khandala Gardens. , PERM,25/04/2007

08/62863/002 - Two storey side extension over garage, modified bays and rear dormer window., WD,20/02/2008

08/62863/003 - Construction of 1No. detached 5 bedroom house with attached double garage with new access to Khandala Gardens., WD,07/04/2008

08/62863/004 - First floor side extension and rear dormer window. (Revised application.), PERM,01/05/2008

08/62863/005 - Erection of a 2m high close-boarded fence with concrete posts fronting Khandala Gardens., UNK,

08/62863/006 - Construction of 1No. detached 5 bed house with attached double garage with new access to Khandala Gardens. (Amended Application.), PERM,22/08/2008

09/62863/008 - Discharge of Condition No. 5, 6, 7 and 8 of Planning Permission 08/62863/006., PERM,26/01/2010

APP/10/00416 - 2No. Lime trees - crown reduction by 20%, crown thin by 15% subject to TPO 1363 and crown raise to 5m. , PERM,29/11/2010

09/62863/007 - Construction of 1No. detached 5 bed house to rear of Crest House with new access to Khandala Gardens., WD,19/10/2009

APP/18/00621 - Fell 1No. Copper Beech and 2No. Lime Trees, subject to TPO 1363., REF,20/08/2018

3 Proposal

Crown reduce one Copper Beech (T4) by 2 metres and crown lift to 5 metres; Pollard Limes (T5 & T6) to a height of 12 metres (**not** back to the original points) and removal of epicormic

growth to main scaffold limbs. Subject to TPO 1363.

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 Diana Patrick

Councillor Dianne Lloyd

Councillor S Milne

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
The 3 trees in question are set between Crest House (belonging to the people who want to pollard them to a ridiculous level) and 16 Khandala Gardens (where I live with my family). In fact, two of the trees are closer to my house than to Crest House. The trees were there long before we moved in 30 years ago. They are very healthy,	The comments are noted. The original specification of work has been amended to a lesser reduction, to ensure the health and amenity value of the trees is not affected. Wildlife is not a consideration that can be taken into account when dealing with TPO applications.

stable trees and pose no threat of falling down. If they did fall over, they would more than likely fall on my house than Crest house.

These trees form the heart and soul of Khandala Gardens and must not be pollarded to this ridiculous level. They are the first thing that you see as you enter the cul-de-sac and the eye is drawn to them whatever the time of the year. In spring they have lovely green buds, in autumn they have many beautiful shades, in winter they look majestic against the grey sky and in summer they are just beautiful to look at with the contrast between the dark copper beech and the Lime green.

When I open my curtains in the morning the first thing I see is these trees. They are normally full of wildlife. The trees provide roosts for many birds all year round. Last year, we saw jays in them for the first time. There is always a large family of goldfinches in them and quite often a flock of a dozen or so long tailed tits can be seen in them. In fact, we get over 40 species of bird in our garden (including green woodpeckers, greater spotted woodpeckers, nuthatches, tree creepers and gold crests) and believe it is due to these trees. They sit there and wait for it to be clear before they fly the short distance to our bird feeders. Our quality of life would be much poorer without the joy of watching the birds in the trees or on the feeders. If the trees were pollarded to such a ridiculous level, all I would have is a view of the Astroturf in Crest House. Anyone who puts Astroturf down surely has no respect for nature.

I'm not sure why the people want the trees to be pollarded to such a ridiculous level but it cannot be due to light. Crest house is set in the middle of a large plot and there are always parts of the garden that are in the sun. The rest of the houses in Khandala gardens don't have that luxury. We all lose the sun behind houses but we knew that

would be the case before we moved in. The people in Crest house also knew before they moved in last year that parts of their garden would lose the sun for short periods because of the trees. They didn't have to buy this house. They could have moved somewhere without trees. The trees were there first and do not deserve to suffer. We have spoken with our neighbours in Khandala Gardens and they all feel the same as us. The trees are important to us all and we object to the proposal to have them pollarded. The trees were here first and there is overwhelming support for them on all grounds from the local residents including benefits to wildlife, general view and life of the neighbourhood, filtering of carbon dioxide, road fumes and noise. Humans do enough damage to this planet and the wildlife within it. Let's keep this small haven intact and make a stand.	
Sorry if any comments offended you. They were not meant to. We just want to protect the trees and the environment. You may not know it but before you moved in, the previous owner chopped down all of the trees on the green apart from the 3 with the TPOs. It was such a shock driving into the cul de sac and seeing the desolation. If it were up to me I'd plant more trees and bring the area back to what it was but I can see that is not going to happen. I have a personal interest in the trees because I suffer from asthma. I'm sure the trees help with that by absorbing pollution. I know that the government are aiming to get to a carbon neutral state asap and the more trees we have the easier that will be. These 3 trees are part of a bigger picture and the needs of the many are greater than those of the few. We all need to work together to help achieve the carbon neutral goal.	The comments are noted. The original specification of work has been amended to a lesser reduction, to ensure the health and amenity value of the trees is not affected.

All three trees are substantial features of the street scene for some distance around. The copper beech can be seen on the approach from Stakes Road as well as from Stakes Hill Road and Khandala Gardens. The tree does need to be reduced and reshaped. However, leaving a height of six metres would reduce the height by approximately half. This seems excessive and would remove the tree from the street scene everywhere except Khandala Gardens. The limes are attractive and are clearly visible from Stakes Hill Road, Crookhorn Lane and Purbrook Way as well as Khandala Gardens, and with reduction of the copper beech would also be visible from Stakes Road. A significant reduction in height would have a noticeable and detrimental impact on the street scene. It is likely to also have an impact on the wildlife that uses the trees. The applicant has complained of sticky sap (from the limes) completely covering the lawn. The appeal report also referred to pigeon droppings from the lime trees. Reshaping the limes to cut back the foliage overhanging the garden to beyond the fence should largely remove those problems. The Inspector also suggested ways to reduce shading and the volume of leaves produced. Tree Warden Purbrook	The comments are noted. The original specification of work has been amended to a lesser reduction, to ensure the health and amenity value of the trees is not affected.
To the previous application to fell the trees, I objected. To this application I have put myself as neutral because I have no objection to the trees being	The comments are noted. The original specification of work has been amended to a lesser reduction, to ensure the health and amenity value of the trees is not

pollarded, but I have no idea whether the amounts requested are reasonable for the health of the trees. It does seem that the amounts of height (and presumably also girth?) reduction is significant, but I am not an expert in this field, so I leave it to you at The Planning Department to take expert advice in the matter. I sympathise with my neighbour at No. 16, they are magnificent trees, and the planet needs more (not less) photosynthesis. Equally I understand that the size of the trees is causing issues to the owners of Crest House and I have no desire to cause them hardship by objecting as a point of principle. I wonder therefore whether some saplings might be planted in other parts of the land in question as a compromise? Just a thought.	affected.
Yet again no 16 is objecting to us trying to bring the trees under some sort of control, we are trying to reach a compromise as the residents don't want the trees removed, I didn't see any objections when your neighbour a few doors down requested his tree to be pollarded, if the residents of Khandalla were so concerned about the area then perhaps they should be willing to form some kind of cooperative whereby they can maintain the trees collectively, the trees need regular maintenance to keep them from getting to the out of control state they are now in, the limes need to be reduced right back in order to gain control, they can then be shaped and maintained in the the future, as it stands all of the trees are causing damage to the property. We are trying to reach an amicable compromise with the residents and not trying to cause any unpleasantness, we are simply trying to live alongside the trees without too much damage to our home/garden , I would appreciate not having to listen to the spiteful unpleasant comments we endured last year, lets stick the issue of the trees and not insult any	This comment is from the applicant - exempt.

other areas of our home .	
With reference to Ms Quick's remarks about what was previously said by the residents of Khandala Gardnes, these were made regarding the removal of these trees. The main issue here is that the trees do not require the treatment Ms Quick is applying for, all that is required now is that they be shaped only - 20% all over was previously granted; furthermore they should all be of the same height. We are unaware of any damage to any of the properties in Khandala Gardens.	The comments are noted. The original specification of work has been amended to a lesser reduction, to ensure the health and amenity value of the trees is not affected.

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 trees protected by a Tree Preservation Order relates to the proposed pruning of one mature Copper Beech and two mature Limes trees, situated on open space and adjacent to the southwestern boundary of Crest House, Stakes Hill Road, Waterloooville.

The land on which the trees are situated is believed to be owned by developers for the housing development situated to the south of the trees.

As far as it is reasonable to see the trees appear to be healthy and structurally sound, however due to the undergrowth around the base of the trees a full inspection was not able to be carried out. They are considered to have significant amenity value in the

local landscape as they are clearly viewed from Khandala Gardens, Stakes Hill Road, and Purbrook Way.

The owners of Crest House originally applied to fell all three trees. The application was refused, an appeal hearing was held and the inspector dismissed the appeal in favour of the Council. However, in discussion with the inspector and the Council's Arboricultural Officer it was agreed that the trees could be managed by way of pruning. This would alleviate some of the problems the applicant is facing but also retain the trees to preserve their public amenity value.

The proposed crown reduction by 2 metres and crown lifting to 5 metres of the mature Copper Beech will reduce the encroachment onto the dwelling and also provide the statutory clearance over the highway. This work will have no impact on the health or amenity value of the tree.

The two Limes are lapsed pollards. Significant regrowth has occurred since they were last managed, and there are now large diameter limbs growing from the historic pollard point at approximately 6-8m. For this reason it would be detrimental to the trees to reduce to the original height therefore an amended proposal has been agreed with the applicant. The amended specification is to pollard to a height of approximately 12m and remove the epicormic growth to the main scaffold limbs. This pruning will not harm the health or amenity value of the trees.

8 Conclusion

The work proposed is considered to be appropriate and proportionate and therefore permission should be granted subject to conditions.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00573

(A)

(B) for the following reasons/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 24/07/2020.
Reason: To control the timing of the works
- 3 The contractor (or other person) carrying out the work shall contact the Arboricultural Officer at least 10 days prior to starting work and meet him/her on site if so required.
Reason - To ensure that the contractor or person carrying out the work clearly understands the consent.

