
Site Address:	The Old Rectory, Bidbury Lane, Havant, PO9 3JG		
Proposal:	Fell 1 No Yew (T1), subject to TPO 0496.		
Application No:	APP/20/00448	Expiry Date:	05/08/2020
Applicant:	Ms A Smith		
Agent:	Mr L Smith	Case Officer:	Maria Stewart
	Fellwood Tree Surgeons Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

The Old Rectory, Bidbury Lane, Havant, PO9 3JG

2 Planning History

00/55898/007 - Conversion of studio over existing garage (the stable block) to 1 bedroom flat, PERM, 19/04/2000
00/55898/008 - Listed building application for internal alterations to 'The Stable Block' to convert studio over existing garage to a 1 bedroom flat, PERM, 19/04/2000
99/55898/006 - Crown reduce by 20-30% a Sycamore tree within Group G4 subject to TPO 496, PERM, 30/11/1999
98/55898/004 - Change of use from studio over existing garage (the stable block) to two bedroom flat., REF, 23/11/1998
98/55898/005 - Listed Building Application for internal alterations to 'the stable block' to convert studio over existing garage to two bedroom flat including new velux window to side elevation., REF, 23/11/1998
92/55898/001 - Raise to 4m crowns of 3 Yews on frontage, trim laterals to clear dwelling on Yew to rear of property & remove 4 lowest limbs on Sycamore on road frontage all converted by TPO49, PERM,
92/55898/002 - Notification of intention to fell one Sycamore at front and lightly reduce lower crown on one Sycamore, two Maples and one Horse Chestnut. Within Old Bedhampton Conservation Area, RNO, 04/11/1992
GEN/11/00402 - Proposed orangery/extension , , 13/04/2011 15:53:25
GEN/11/01532 - Query relating to underpinning the porch of a Listed Building., , 16/11/2011
APP/12/00546 - Tree Works. , UNK,
GEN/12/00945 - Damage to brick boundary wall due to skip lorry incident., , 14/09/2012
GEN/15/00517 - Removal of grille/shutter and restoration of window.
Case dealt with by Peter Fellows. Please see Meridio for response letter., , 13/05/2015
APP/17/00180 - Listed Building Consent for repairs to boundary (front) wall.

(Approved 11.04.17). Request to Discharge Condition No. 2 (23.05.17)., PERM,11/04/2017

APP/17/01275 - Reduce 1No. Sycamore by up to 3m all round and crown raise to 5.2m over highway (numbered 1 on plan with application); Crown raise 1No. Yew by 5.2m, remove dead wood and prune branches away from property to give 2 Metres clearance, (numbered 2 on plan with application); Crown raise 4No. Yew by 5.2m and remove dead wood (numbered 3, 6, 7, 8 on plan with application); Crown raise 1No. Sycamore to 5.2m over road, clear away from telephone wires to give 2 metres clearance and reduce by 3m to suitable growth points to balance crown (numbered 5 on plan with application); Prune 1No. Yew to give 2m clearance from house and crown reduce by up to 2m to balance and remove dead wood (numbered 9 on plan with application); Deadwood 1No. Yew. All trees on roadside (Bidbury Lane) to be pruned with a platform, all cuts to be made to laterals. All subject to TPO 0496 with G4.

, PERM,26/01/2018

APP/17/01288 - Crown reduce 1No. Bay by 5m all round (numbered 4 on plan with application); Remove 1No.fallen Willow (numbered 10 on plan with application); Crown reduce 2No. Norway Maple by 3m to suitable growth lateral branches (numbered 12 & 13 on plan with application); Reduce westerly limb 1No. Norway Maple by up to 4m and the rest of the tree by 3m (numbered 14 on plan with application); Fell 1No Plum (numbered 15 on plan with application). All within Conservation Area of Old Bedhampton.

, RNO,25/01/2018

GEN/20/00367 - Yew tree - possible works proposed - advice sought, ,03/06/2020

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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

Conservation Officer

Councillor Gary Robinson

Councillor Kenneth Smith

Councillor Mark Inkster

Landscape Team, Havant Borough Council

Planning Application APP/20/00448 The Old Rectory, Bidbury Lane, Havant, PO9 3JG

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From a landscape perspective we have no adverse comments in relation to this application.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council

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: 7

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 work to a tree protected by a Tree Preservation Order relates to the proposed felling of one mature Yew tree located in the rear garden and within approximately 5m of the southern elevation of the property.

The application to fell has been made on the grounds of the condition of the tree. Large *Laetiporous sulphureous* fruiting bodies are present on the north and south east sectors of the tree and there is a potential risk of failure onto the grade 2 listed building.

Upon inspection the fungal fruiting bodies were clearly evident. The tree has been reduced in the passed and the western portion of the canopy contains a large amount of dead wood. The rest of the canopy appeared in fair condition but there were dead stubs present throughout.

To the east, the canopy is resting on a neighbouring outbuilding to its close proximity.

A sounding test highlighted significant areas of decay in the main limbs towards the house and neighbouring property (in the area of the *Laetiporous*). This type of Fungus causes a brown rot and can lead to stem or branch failure.

While some trees can live with this fungus for a number of years, given this known risk and the proximity to dwellings and outbuildings, it is not considered reasonable or appropriate to refuse this application. Crown reduction of the tree was considered as an alternative, however the tree would have to be reduced so significantly to reduce the risk of failure that it would lose all amenity value and may ultimately kill the tree.

No objections to the application have been received.

8 **Conclusion**

Given the condition of the tree it is considered appropriate and necessary to grant permission and a replacement tree is to be planted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00448

(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 one year from the date of this decision notice.
Reason: To control the timing of the works

- 3 By the 31st December 2020; 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 5 metres of the tree to be felled. It should also be selected from the following species:

1. *Liriodendron tulipifera* (Tulip)
2. *Liquidambar styraciflua* (Sweet Gum)

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.