
Site Address: 91B Purbrook Gardens, Waterloooville, PO7 5LE
Proposal: Fell 1No Pine, subject to TPO 1293.
Application No: APP/20/00124 Expiry Date: 28/08/2020
Applicant: Mrs C Hall
Agent: Case Officer: Maria Stewart
Ward: Purbrook

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

91B Purbrook Gardens, Waterloooville, PO7 5LE

2 Planning History

97/62501/000 - To fell Pine tree within rear garden covered by TPO 1293,
REF,12/08/1997
GEN/13/00755 - 245 houses shared between HBC and Winchester. , ,07/10/2013
17:34:37
APP/17/00414 - Approval of the siting, scale and appearance of the Youth Shelter is
sought. The following plans are submitted for approval; Town Park Masterplan -
D2403 L.100 Rev 03 Detailed Hard Landscape Plan - Skate Park, MUGA & Youth
Shelter - D2403 L.206 Rev 7 Detailed Soft Landscape Plan 4 of 4 - D2403 L.304 Rev
6 Indicative Site Sections D - d - D2403_L.453 Rev Landscape Design Statement A4
Hoop Shelter A4 Hoop Shelter Dimensions Photo examples of the proposed youth
shelter, UNK,
APP/18/00952 - Phase 8 Written Scheme of Investigation for Archaeological Strip,
Map and Record Investigation, UNK,
APP/19/00302 - Application for non-material change to Planning Permission
APP/14/00032 relating to change of house type of Plot 1 from Tower house type to
Shaftesbury house type and associated double garage., PERM,12/04/2019
GEN/19/00853 - Conversion of car ports into garages., ,

3 Proposal

Fell 1No Pine, subject to TPO 1293.

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 Gary Hughes

Councillor Husky Patel

Councillor Ms C Howard - Purbrook Ward

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Please note my objection to this application for the following reasons: This protected tree proposed for felling is in good health, mature and in sound condition. The reasons provided by the owner are subjective opinions and carry no objective strength or supporting evidence. I.e: 'tree adds no value and belongs in a forest' and 'very vulnerable in high winds'. Both can be easily debated, e.g. the tree is partly shielded from high winds by neighbouring trees and properties making it no more vulnerable than any other tree in the area. The required arboricultural report to support complete felling due to 'condition of the tree', by means of a short email, states "The only thing I can say is.... tree is not ideal for a garden ...	Comments noted. It has been confirmed that the limbs which were removed recently were damaged and therefore required urgent removal. (exempt from the need for an application). On inspection this has not affected the trees health or amenity value.

and tree is more exposed to weather conditions". It is clear there is minimal reason that can be provided by the expert to support this mature healthy tree being felled as desired by the owner.

If there is a perceived risk by the owner from wind to this tree, this should be managed through proper maintenance, not through total felling. I cannot find any planning record that demonstrates any maintenance to this tree although 2 full limbs have recently been removed.

It can be argued that this tree has good public amenity value by being situated and visible alongside a busy public footpath, pedestrian pavements and public highway. The public footpath and pavement serves a significant portion of the adjoining major development from London Road.

Due to the Waterlooville major development, the landscape north adjoining this tree has significantly changed in recent years from open fields and hedgerow to now built up residential. Therefore the amenity value provided by this tree has become even more important, providing rare natural habitat and diversity to the residential area as part of a line of trees.

Scotts pine has a distinct structure and unique bark adding diversity to the treeline of the area. Scots pine is the only native pine in the UK and this is a mature specimen.

There are several visible nests in the tree showing the tree provides tangible natural habitat in this residential area, which would otherwise be lost.

This application is a repeat by the same owner of their previously refused application: 97/62501/000.

The felling of a healthy mature tree without good reason does not align with the strategic aims and approach of the ' Hampshire County Council Tree

Strategy 2020'	
The felling of a healthy mature tree without good reason does not align with the strategic aims and approach of the proposed 'England Tree Strategy 2020' as set out in the DEFRA 'England Tree Strategy Consultation June 2020'.	

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 Pine tree situated in the rear garden of 91B Purbrook Gardens.

Because of its size and position it is clearly visible from Purbrook Gardens at the front and Poppy Fields to the rear. There is also a public footpath which runs adjacent to the rear boundary.

The reasons given for applying to fell the tree is because it is considered to be vulnerable in high winds and branches might fall. It brings no value to the environment and it belongs in a forest and not in a garden. The tree surgeon also comments that the surrounding trees have been reduced and left this tree more exposed to weather conditions.

The Arboricultural Officer comments that the tree is a mature specimen with a typical canopy of that of a Scots Pine. It stands at the rear of the garden with sufficient clearance of the property. Very little in the way of dead wood was present. The tree forms part of a group of trees within adjacent gardens or the verge and contributes positively to the street scene, therefore it is considered to have significant public amenity value.

The tree does not appear to be unduly exposed and there are trees either side which are a similar height to the Pine.

The tree appeared to have good vigour and vitality for its age and species and no evidence has been provided as part of this application to suggest otherwise.

8 **Conclusion**

At this time it is considered that there is insufficient justification to remove this tree which is considered to have significant public amenity value, therefore it is recommended that the felling should be refused.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/20/00124 for the following reason

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.