
Site Address: The Old Manor House, Brockhampton Road, Havant
Proposal: Fell 1No. Lime (T1). Within Area A1 of TPO 1309.
Application No: APP/20/00437 Expiry Date: 04/08/2020
Applicant: Mrs Peacock
Agent: Mr Miller Case Officer: Maria Stewart
Professional Tree Solutions
Ward: St Faiths

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

The Old Manor House, Brockhampton Road, Havant

2 Planning History

APP/13/01070 - Reduce height of 2No. Eucalyptus by 6m within Conservation Area of Brockhampton. , RNO,09/12/2013

GEN/14/01047 - Proposed internal modifications to create 2No. semi dwellings. No external alterations, UNK,

3 Proposal

Fell 1No. Lime (T1). Within Area A1 of TPO 1309.

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: Grade 2

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

Landscape Team, Havant Borough Council

Planning Application APP/20/00437 The Old Manor House, Brockhampton Road, Havant

Fell 1No. Lime (T1). Within Area A1 of TPO 1309.

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: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I do not want this tree to be cut down. Purely because of environment purposes. We need all the trees in this environment there are many birds that build nests and use these trees. This tree is in a conversation area. I would be very disappointed if this is allowed to happen.	Comments noted.

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 Lime tree located within the grounds of the Old Manor House.

The reasons for removal are because of it suppressing the small trees below it, and the overhanging of branches onto the property and the neighbouring property.

The Arboricultural Officer comments that the tree is set back from the road frontage but can be seen along Brockhampton Road, therefore it is considered to have public amenity value. The tree appeared to have good vigour and vitality for its age and species and no information has been submitted with the application to suggest otherwise.

The applicant was offered lesser works to crown lift and lightly thin the tree however they declined to accept the amended proposal.

The reasons given for the application are not considered sufficient justification to warrant the removal of this tree protected by a Tree Preservation Order and located within a designated Conservation Area.

8 Conclusion

The work proposed is not considered to be necessary or justified and therefore permission should be refused.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/20/00437 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. The reasons given within the application for felling the tree are not sufficient to warrant its removal.

Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.