

Recommendation: **GRANT TPO CONSENT**

66/14810 - for the erection of 14 houses and garages on plots 25 to 38 inclusive, UNK,01/04/1966

GEN/15/00346 - Tree works on TPO, ,01/04/2015 09:14:29

GEN/15/00407 - Proposed planning permission for log cabin., ,30/04/2015 12:46:41

GEN/15/00509 - Further enquiry with regard to TPO trees, ,28/04/2015

APP/15/00539 - Crown lift 3No. Common Oak (T6, T15, T22) by 10m; crown reduce 1No. Pine (T12) by 3m; crown reduce 2No. Pine (T16, T17) by 4m; all subject to TPO 1393., ,22/06/2015

APP/15/00664 - Change of use of public amenity land to private amenity land and erection of 1No. log cabin for ancillary living accommodation (granny annex)., TPP,28/08/2015

APP/15/00684 - Remove 3 lowest limbs of 1No. Oak (T6); fell 1No. Oak (T8); remove 2 lowest limbs 1No. Oak (T9); crown reduce north sector of 1No. Pine (T12) by 3m; remove lowest limb 1No. Oak (T14); reduce lowest limb in southern sector of 1No. Oak (T15) by 4m; remove branches to northern sector 1No Pine (T16); reduce southern side of canopy by 2m of 2No Oaks (T20, T22); remove crossing branches from 1No Oak (G1), reduce southern side of canopy by 2m of 1No oak(G1), reduce northern side of canopy by 4m of 1No. Pine (G1), these 3No trees from G1 all trees subject to TPO 1037.
, PERM,13/08/2015

APP/17/00462 - Retention of garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds; retention of flue and regularisation of fenestration on log cabin. (Retrospective application)., TPP,13/11/2017

APP/17/00956 - Fell 2No. Scots Pine, 1No. Common Yew and 1No. Oak, subject to TPO 1393., PERM,05/10/2017

APP/17/01295 - Tree works subject to TPO (T3) 1393, UNK,

APP/18/00034 - Tree works, UNK,

APP/19/00095 - Pine - Reduce by 6m to re-balance heavily weighted top. Oak 1 - Deadwood - Reduce large low limb overhanging cabin by 5m to reduce weight to prevent limb failure. Oak 2 - Deadwood - Reduce all lateral limbs by 5m to reshape and rebalance the crown., UNK,
APP/19/00428 - Single storey rear extension, addition of velux window.,
PERM,11/06/2019
GEN/20/00241 - Tree works - see photos in Idox., ,30/03/2020

3 Proposal

1No. Pine (T1) reduce leaning top by 4m leaving 17m to remain; 1No. Oak (T2) remove broken spur to trunk; 1No. Oak (T3) reduce lateral by 3m and upper branch 4m leave 5m remaining; 1No Oak. (T4) reduce overhang by 5m and height by 4m leaving a height of 14m, subject to TPO 1393 within G1.

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: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The works appears to be underway, however the application doesn't seem to have been approved that I can see on the online portal.	The work undertaken was dead/dangerous branch which was exempt from the need for an application
I do not object to the cutting of lateral branches for safety and health of the trees, but i am concerned about the continued development of what was the convent orchard. Living on the hill behind i am concerned as to any ground movement due to so many trees being removed and if this was to happen who is liable. I have lived here for some 30 years plus and the outlook has gone from an orchard full of trees to more looking like a car company yard. As i said earlier i have no problem with the safety and heath issues but would hope there is not going to be any more thinning of the trees that are left.	Comments noted. The trees subject to this application are in a poor condition and the work is considered to be necessary for health and safety. No trees are being removed as part of this application.

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 pruning of two Oaks and one Pine within the curtilage of 45 Hulbert Road.

The Pine tree is located between two other Pines and leans over a neighbouring garden. It is a poor quality specimen due to the historical loss of part of the canopy. This has left the remaining canopy weak and prone to failure.

The Oak over the driveway is showing signs of stress and dieback. Two large weighted laterals grow over the driveway and towards the property. The intention to reduce those two laterals to reduce the end loading is considered to be necessary to reduce the risk of failure.

The second Oak to be reduced is declining. A large amount of dead wood is present throughout the canopy. The tree is in close proximity to, and overhangs the property. Dead branches are now continually falling and the intention to reduce this tree is to reduce the risk of failure. The tree is in a poor condition and this work is considered to be appropriate.

8 Conclusion

Permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00191 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 1 year from the date of this decision.

Reason: To control the timing of the works.