

Recommendation: **GRANT TPO CONSENT**

02/53709/007 - Application to crown raise to a height of 5m mixed species trees (within W1) subject to TPO 0954., PERM,12/12/2002

02/53709/008 - Application to crown reduce and crown raise to a height of 4m 3 Oaks (within W1) subject to TPO 0954., PERM,13/12/2002

02/53709/006 - Variation of Condition 1 of Planning Permission 97/53709/003 to extend by five years the time period for the commencement of the development approved under Planning Permission 92/53709/002. (Part demolition, alterations, extensions and conversion of remaining buildings to office use with associated car parking to south and south east of the buildings)., PERM,27/03/2003

01/53709/005 - Lattice tower, WD,17/06/2001

99/53709/004 - Change of Use to a professional training centre, with associated parking together with external fire escape stairway, external alterations and patio area , PERM,24/06/1999

97/53709/003 - Variation of condition 1 of planning permission 92/53709/2 to extend the time period for the commencement of development by five years, PERM,23/09/1997

91/53709/001 - Felling of Silver Birch covered by TPO 954, ZHIS,31/07/1991

92/53709/002 - Part demolition, alterations extensions & conversion of remaining buildings to office use with associated car parking to south & southeast of the buildings, PERM,27/08/1993

09/53709/009 - for change of use of a professional training centre (D1) to ground floor offices (B1), and part ground floor and first floor residential accommodation, PERM,17/12/2009

09/53783/000 - Crown reduce by 20% and crown raise to 3m 1No. Oak (T34), crown reduce by 20% (on south side only) and crown raise to 5m 1No. Oak (T35) and crown reduce by 20% (on north side only) 1No. Oak (T37) all subject to TPO 1182., PERM,25/08/2009

APP/13/00808 - Reduce large lateral branches on south side of 1No. Oak tree (T7) by 2m, remove deadwood and crossing branches, subject to TPO 1980., PERM,08/10/2013
 GEN/14/00268 - Tree works., ,05/03/2014
 APP/14/01314 - Reduce to standing habitat monoliths 4No. Oaks and crown reduce 2No. Oaks by 2m, within W1 subject to TPO 1980., PERM,27/01/2015
 APP/15/00452 - Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,22/06/2015
 GEN/15/00908 - Pre-application advice - residential development for 91 dwellings., ,10/01/2019 09:49:21
 GEN/16/00346 - Dead wooding at above address., ,24/03/2016
 APP/17/00165 - 1No. Oak Tip reduction to 3 lowest boughs encroaching over garden (20 Greenfield Crescent) by 2m to suitable growth points, finishing lateral spread of boughs 4m. Any deadwood would also be removed if present, subject to TPO 0954 within W1., PERM,16/03/2017
 GEN/17/00752 - Pruning allowed to Oak tree under DD - To collect swarm of Bees., ,27/06/2017
 GEN/17/01194 - Redevelopment of Padnell Grange with 84 residential dwellings., ,08/11/2017
 APP/17/01328 - Reduce lowest laterals on 2No. Oak trees (T1 and T2) by 2m by tip reduction and removing secondary limbs only, finishing length of laterals once pruned 4 m, within Woodland W1 subject to TPO 0954., PERM,07/02/2018
 GEN/18/00468 - DD Works, ,03/05/2018
 GEN/18/01170 - Development of 86 new homes - Development Consultation Forum, , APP/19/00224 - Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees., , GEN/19/00224 - Proposed construction of resource centre., ,15/11/2019 15:05:18

3 Proposal

Reduce 1No. Oak (T1 on plan) to 5m to maintain standing habit; reduce 1No. Oak (T2 on plan) to 12m to maintain standing habit, subject to TPO 1980. Reduce 1No. Oak (T3 on plan) by 2m on height and lateral spread to suitable growth points, finishing height 12m and spread 10m; subject to TPO 0954 within W1.

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 A Briggs - Cowplain

Councillor D Keast - Cowplain

Councillor Narinder Bains - Cowplain

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: 56

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 works to trees protected by a Tree Preservation Order relates to the proposed felling of two dead tree (application not required) and pruning of one mature Oak tree.

The Oak tree to be pruned is located along the bridle Path. It is a large mature specimen, and given its size and age has veteran potential.

The applicant wishes to reduce the tree as it has lost limbs over the last 12 months. There is evidence of some form of mechanical damage on the north and south side of the stem but no fungal brackets were noted at the time of inspection. The agent seeks to crown reduce the tree by approximately 2m to lower the sail area to reduce the risk of further failure.

There is evidence that this level of pruning has been undertaken in the past.

No objections to the application have been received.

8 Conclusion

The work proposed is appropriate proportionate and therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/01010 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 05/12/2020.

Reason: To control the timing of the works.