

Proposal: Plot 269 - Monolith 1No. Oak (T1 on plan) to 3.05m, and 1No. Oak (T2 on plan) crown reduce to provide 1.5m building clearance on southern sector; Plot 274 - 1No. Oak (T3 on plan) crown reduce to provide 1.5m building clearance on southern sector; Plot 281 - 2No. Oaks (T4 and T5 on plan) reduce southern lateral limbs to provide 1.5m building clearance; Plot 282 - 3No. Oaks (T6, T7, T8 on plan) reduce southern lateral limbs to provide 1.5m building clearance. Pruning cuts on all trees (except T1) to be no greater than 100mm taken back to best in accordance with BS3998 (2010). All trees subject to TPO 1931.

Expiry Date: 10/01/2020

Case Officer: Maria Stewart

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1 Site Description

2 Planning History

APP/13/00804 - Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). PERM.05/05/2015

GEN/15/01080 - Stopping up footpath Havant 1 - Application for diversion order pursuant to Section 257 of the Town and Country Planning Act 1990., 23/06/2016 10:27:28

APP/17/00006 - 1. Bridleway Havant 1 (Part) Waterlooville) Public Bridleway Diversion Order 2016 issued on the 3rd March 2016 2. General arrangement plan, dwg no. GTWCROFT/ROW/GA/01 3. No dig construction detail, dwg no. GTWCROFT/ROW/700 4. Pass through drainage detail, dwg no. GTWCROFT/ROW/701 5. Vehicle blocker detail, dwg no. GTWCROFT/ROW/702 6. Vegetation clearance, dwg no. GTWCROFT/ROW/703 7. Arboricultural assessment and method statement (ref 16381-AMS-AN) 8. Tree protection plan, dwg no. 16381 - BT1, UNK,
 APP/17/00189 - Phasing plan - GTWCROFT ROW GA 03 General arrangement plan - GTWCROFT ROW GA 01 No Dig Construction GTWCROFT ROW 700 CEMP 01 COSHH DIESEL CEMP 45 COSHH TYPE 1 STONE CEMP HKS Woodcroft Farm Method Statement CEMP Millgrove Woodcroft Footpath Method Statement CEMP Construction Traffic management Plan - GTWCROFT ROW SK 01, UNK,
 APP/17/00219 - discharge of condition 19 Woodcroft Ecological Management Plan 24.2.17, UNK,
 APP/17/00941 - Drawing 1924-A-1050-C Phasing Plan Rev C Schedule of Accommodation Phase 2 dated 6th June 2017, UNK,
 APP/18/00217 - Non Material Amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2A (Residential Phase 1A) including replacement of 3 pane with 4 pane patio doors, removal of external first floor terrace areas above garages for flats, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, replacement garage doors and removal of decorative chimneys., PERM,05/04/2018
 APP/18/00361 - Discharge of conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 25, 29, 30, 31 and 33 relating to planning permission APP/13/00804, UNK,18/04/2018
 GEN/18/00702 - DD exemption, ,10/07/2018
 APP/18/01145 - Application for non material amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2B (Residential Phase 1B) including replacement of 3 pane with 4 pane patio doors, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, alteration to garages and removal of decorative chimneys., PERM,19/12/2018
 APP/19/00076 - Application for non-material change to Planning Permission APP/13/00804 relating to amendments to Plots 1, 2 and 3 within Phase 2B (Residential Phase 1B) including change of house type, revision of external materials schedule and plot layout amendments., PERM,14/03/2019
 APP/19/00369 - Application for variation of S106 Agreement dated 5 May 2015 to amend affordable housing provisions (specifically the mortgagee provisions)., DEL,
 APP/19/00596 - See base number APP/13/00804, UNK,
 APP/19/00773 - Please see covering letter, UNK,

3 Proposal

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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

Councillor David Jenner

Councillor E Shimbart - Hart Plain

Councillor P Bains - Hart Plain 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: 31

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 one Oak and pruning of seven Oaks all located adjacent to newly built houses on land formally known as Woodcroft Farm.

The works are to alleviate encroachment onto the properties because now the houses are built, branches are close to the buildings. One poor quality Oak is to be removed as it has significant dieback in the canopy and appears to be in decline.

No objections to the application have been received.

8 **Conclusion**

The work proposed is considered to be appropriate and proportionate, given the proximity of the branches to the houses. It will not impact on the health or amenity value of the trees.

The tree to be felled is a poor quality specimen. Its removal will not have a negative impact on public amenity given the number of mature trees around it.

Permission should therefore be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/01120 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 10/01/2021.

Reason: To control the timing of the works.

- 3 In the first planting season following the date of felling; 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 at or near the site of the existing tree. The tree species should be:

1. *crataegus monogyna* (Hawthorn)

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.