

Recommendation: **GRANT TPO CONSENT**

APP/18/00626 - Fell 1No. Cypress tree (No.15). Crown reduce 15No. Leylandii (Nos. 1-12 and Nos. 16 to 18) by 1 metre. Crown reduce 2No. Cypress trees (Nos. 13 & 14) by 1.5 metres. All trees within Area A1, subject to TPO 0945 and numbered as shown

on the plan submitted with the application form., PERM,27/07/2018

3 Proposal

Removal of hedging (13No. Leylandi (No. 13-25) & 2No. Cypress (No. 11&12), subject to TPO 0945.

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 Julie Thain-Smith

Councillor Lulu Bowerman

Councillor R Kennett

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment

Reason for objection is on the basis of loss of privacy. Buildings will now have unobstructed views of our garden and bedrooms. The loss of this green outlook will spoil are enjoyment of our own space and replace this with views of housing. The houses to the rear of us are slightly higher and the trees currently block out the view into our garden space and living space.	The comments are noted, however, unfortunately, loss of privacy is not sufficient reason to refuse permission to fell the trees. They have no public amenity value and are not suitable for retention. The applicant is continually planting new trees and shrubs to ensure adequate screening is provided.

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 carry out work to trees protected by a Tree Preservation Order relates to the proposed felling of fifteen Cypress growing in the rear garden of the property along the southern boundary.

All have been topped in the past and have lost all public amenity value. It is most likely that they were planted as a hedge but not maintained.

Although they help to form a boundary screen this is not something that can be considered as a reason to refuse permission. Tree Preservation Orders are made to protect the public amenity value trees provide, in this case, they have no public amenity value.

The applicant is in the process of planting a number of trees and shrubs in the garden to maintain some form of boundary screening and does intent to replace this row of cypress with further trees/shrubs.

8 Conclusion

The trees are not suitable specimens to be retained as they have no public amenity value, therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00645

(A)

(B) for the following reasons/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 23/08/2020.
Reason: To control the timing of the works