
Site Address: 145 Stakes Road, Waterloo, PO7 5PL
Proposal: Remove lowest lateral limbs 1No. Norwegian Maple (004) on site boundary elevation top removal and collar; Crown lift 7No. Norwegian Maple to 7m and shorten lateral spread on site boundary by 2-3m (001,002,005,006,007,008,009); Remove deadwood 2No. Cedar and lift lower limbs over road elevation shorten lateral spread on site boundary elevation by 2-3m (010,013); Crown lift 1No. Copper Beech to 7m (011); crown lift 1No. Copper Beech to 7m cut/remove lowest lateral limbs on road and site boundary elevation (015); Cut back to boundary Hazel (003); Crown lift 2No. Sycamore to 7m cut/remove lowest lateral limbs on road and site boundary elevation (012, 014), subject to TPO 1854 and 1440 within W1.

Application No: APP/19/00689

Expiry Date: 20/09/2019

Applicant:

Kier c/o Ministry of Justice
Agent: Mr Pritchard
Stride Treglown
Ward: Purbrook

Case Officer: Maria Stewart

Recommendation: **GRANT TPO CONSENT**

1 Site Description

145 Stakes Road, Waterloo, PO7 5PL

2 Planning History

01/55269/007 - Reduce lower branches of a Cedar (T4). The tree is subject to TPO1440., PERM,29/03/2001
97/55269/005A - To fell Scots Pine (T7) and also prune Scots Pine (T11) covered by TPO 1440, PERM,17/07/1997
97/55269/005B - To fell Beech tree (T13) covered by TPO 1440, REF,17/07/1997
97/55269/005 - To fell Beech tree (T13) covered by TPO 1440, REF,17/07/1997
97/55269/006 - Prune and tidy up previous tree work and remove limb of Beech tree overhanging the tennis courts (T13 of TPO 1440), PERM,15/10/1997
94/55269/002 - Demolition of cottage & single storey West extn. & erect 2 storey extns. to North (basement below) & East sides to provide 22 bed. hostel with staff communal & office acc, PERM,15/12/1994
90/55269/000 - Single storey detached wooden shed to side of annexe building., PERM,
04/55269/008 - Tree works., UNK,
05/55269/009 - Tree Works., UNK,
GEN/10/00169 - Tree works., ,10/05/2010
APP/11/01002 - Reduce 2 lateral branches by 6.5m 1No. Beech tree within Order 1 of TPO 1854., PERM,30/08/2011
GEN/12/00051 - Proposed removal of two trees subject to DDD., ,12/01/2012
GEN/12/00170 - DDD , ,30/01/2012
GEN/12/00988 - Proposed works to trees., ,25/09/2012
APP/13/00856 - Reduce overhanging branches from Willows by 3-4m back to boundary with car park within W1 of TPO 1854., PERM,01/11/2013
APP/14/00058 - Crown reduce 1No. Yew (T2) by 2m to western sector and crown raise to 3m; reduce 2 laterals of 1No. Wellingrnia (T3) by 2m to western sector and

crown raise to 3m, reduce 2 laterals of 1No. Blue Cedar (T4) by 3m to western sector; reduce 1 lateral of 1No. Oak by 3m to southern sector; crown lift 1No. Yew (T10) to 3m. All trees subject to TPO 1440., PERM,04/03/2014

APP/15/01172 - Cut back by 3m, the lowest limb (west side) of 1No. Cedar (T4), subject to TPO 1440., PERM,11/12/2015

GEN/16/00220 - Tree Works, ,19/02/2016

GEN/16/01115 - To remove the fallen limb situated in the cedar tree on the access road and to remove a dying top heavy branch on a conifer tree situated leaning into the access road., ,07/10/2016

GEN/16/01116 - Possible listed building window replacement., ,21/10/2016 14:10:17

APP/17/00426 - Crown reduce a Sycamore tree by 2m and crown lift up to 2.7m. , PERM,09/06/2017

APP/17/00707 - To remove the encroaching sycamore branches blocking the security cameras view, the branches will be taken back by 2m., UNK,

GEN/17/01427 - Emergency tree works - notification of fallen lime tree., ,24/11/2017

GEN/19/00443 - Copy docs: Planning history, ,13/06/2019

APP/19/00846 - Variation of Condition 2 of Planning Permission 94/55269/002 to increase occupancy from 22 to 25 residents., DEL,

3 Proposal

Remove lowest lateral limbs 1No. Norwegian Maple (004) on site boundary elevation top removal and collar; Crown lift 7No. Norwegian Maple to 7m and shorten lateral spread on site boundary by 2-3m (001,002,005,006,007,008,009); Remove deadwood 2No. Cedar and lift lower limbs over road elevation shorten lateral spread on site boundary elevation by 2-3m(010,013); Crown lift 1No. Copper Beach to 7m (011); crown lift 1No. Copper Beach to 7m cut/remove lowest lateral limbs on road and site boundary elevation (015); Cut back to boundary Hazel (003); Crown lift 2No. Sycamore to 7m cut/remove lowest lateral limbs on road and site boundary elevation (012, 014), subject to TPO 1854 and 1440 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 Gary Hughes

Councillor Husky Patel

Councillor Ms C Howard - Purbrook 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: 34

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 pruning of a number of trees which overhang the boundaries of residential properties and the private driveway leading to 145 Stakes Road.

The trees subject of this application are mature Sycamores, Hazel and Cedars. As far as it was reasonable to see they all had good vigour and vitality for their age and species.

The pruning is to consist of crown lifting and reduction of branches over the residential properties to reduce the encroachment. Some small branches will also be lifted over the private driveway of the applicants land, to maintain reasonable clearance for vehicles.

No objections to the application have been received.

8 **Conclusion**

The work proposed is considered to be appropriate and proportionate and will not harm the health or amenity value of the trees, therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00689 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 20/09/2020.
Reason: To control the timing of the works