

Recommendation: **GRANT TPO CONSENT**

Crown reduce by no greater than 3m on Eastern sector 1No. Holm Oak (T1 on supplied plan), crown reduce by no greater than 3m on Western sector to reduce overhang to 3rd party garage and crown lift on Western sector as required to provide 1m clearance to 3rd party garage, subject to TPO 0496.

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

Langstone Harbour Board

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Please note that part of this application has already been carried out under APP/18/00622 . This fact has been known to the applicant since 11th September 2018, but I cannot find any reference to this previous application either in this current application nor as a related document. I consider this application misleading of fact and should be amended accordingly to recognise the true order of events. This will avoid contention of the truth in any possible future dispute.	The comments are noted and the earlier permission has been mentioned in the report and an informative added to the permission that no further reduction to be carried out on limbs already pruned.

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 work to a tree protected by a Tree Preservation Order relates to the proposed pruning of one mature Holm Oak located in the front garden of The Farm Cottages, 3 Lower Road. The tree is heavily overhanging the boundary of the neighbouring property, substation and road.

Permission was granted in September 2018 to crown reduce the tree by 3 metres over neighbouring garage to leave a 3 metre clearance of the garage roof and this work has been undertaken. This work was minimal and alleviated some of the encroachment over the garage.

As far as it was reasonable to see the tree has good vigour and vitality and because of its position in the street scene it has significant public amenity value.

The heavy limbs are now hanging low over the road and properties and the proposed pruning is considered to be necessary and proportionate to balance and reduce the weight of the limbs and will not harm the health or amenity value of the tree.

No objections to the application have been received.

8 **Conclusion**

Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/18/01151 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 02/01/2020.
Reason: To control the timing of the works