
Site Address: 4 Gardener Close, Waterlooville, PO7 7GW
Proposal: Crown raise 1No.Oak (T1) to 5m over garden and reduce 1 lower limb by 1m; Reduce back from building 1No Ash (T2) by 2m leaving uprights; Reduce 2 limbs 1 No Oak (T4) (tree in No.2 Gardener Close overhanging No.4) over driveway by 1.5m subject to TPO 1946 within G1 and G2).
Application No: APP/18/01304 Expiry Date: 05/03/2019
Applicant: Mr Gourley
First Port Property Services
Agent: Mr Ghijben Case Officer: Adele Poulton
HRG Tree Services Limited
Ward: Waterloo

Recommendation: **GRANT TPO CONSENT**

1 Site Description

4 Gardener Close, Waterlooville, PO7 7GW

2 Planning History

GEN/13/00570 - Issues relating to site., ,26/02/2014
APP/13/00869 - Discharge of Condition No's 2, 3, 5 & 8 of Planning Permission
APP/12/00761., PERM,28/01/2014
APP/13/00921 - Erection of 10 dwellings (6 no. 3 bedroom dwellings and 4 no. 4 bedroom dwellings) and associated parking, landscaping and access,
PERM,11/12/2013
APP/14/00005 - Discharge of Condition No's 2, 3, 4, 6, 7, 13 and 14 of Planning Permission APP/13/00921. , PERM,28/01/2014
APP/12/00760 - Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road.,
PERM,20/12/2012
APP/12/00761 - Listed Building Application for demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments., PERM,20/12/2012
APP/13/00330 - Variation of Condition 20 of Planning Permission APP/12/00760 to allow occupation of up to 15 dwellings before works to the north east elevation have been completed., PERM,22/05/2013
APP/13/00339 - Variation of Condition 9 of Listed Building Consent APP/12/00761 to allow occupation of up to 15 dwellings before works to the north east elevation have been completed., PERM,22/05/2013
GEN/16/01359 - The planning use for the property. , ,09/01/2017 14:33:46

3 **Proposal**

Crown raise 1No.Oak (T1) to 5m over garden and reduce 1 lower limb by 1m; Reduce back from building 1No Ash (T2) by 2m leaving uprights; Reduce 2 limbs 1 No Oak (T4) (tree in No.2 Gardener Close overhanging No.4) over driveway by 1.5m subject to TPO 1946 within G1 and G2).

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**

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Very pleased that these trees are being cared for, however, we need more information to support the proposal: 1. The plans are not a clear representation of the area or the trees. It is not possible to work out from the plans what is proposed. 2. We would like to have an assurance from the tree surgeon that the work proposed, which sounds like it will be reducing the tree coverage to the property listed in the application, will	Comments noted but application validated as acceptable. The scope of works as described in the application and confirmed on site is acceptable. Matters relating to access are outside the remit of this Authority.

not leave the trees lopsided in appearance and more crucially will not leave them unstable. 3. We would like to know if access is required to neighbouring properties (eg/ ours) for this work, and if so we would want assurances that this access will be at mutually agreed times.	
The mature tress on the border of my property are the responsibility of the estate management agent FirstPort. I have requested FirstPort to reduce the overhanging tree canopy over my house and garden because: 1. Significant obstruction of light by the expanding tree canopy has caused the lawn and plants to fail. 2. The tree canopy is starting to encroach over the roof of the property which results in risk of structural damage from falling branches and increasing build up of green residue and sap across the property. 3. Branches have fallen from the trees into the garden during high winds with associated safety implications. 4. The expanding tree canopy during the growing season (tress in leaf) has already precluded access to satellite TV. It is requested that the mature trees be pruned back to mitigate the effects 1-4 listed above	Noted the works are proposed to mitigate against impact of the trees on the neighbouring properties
The Sketch Block Plan and Location Plan give insufficient information for neighbours to comprehend the application. The plans are hand drawn sketches and lack detailed information on the site area and exact locations of the identified trees.	Comments noted. The application details were accepted when amended and validated. The scope of works is clear and confirmed by site visit.

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.

This application to undertake works to trees subject to a Tree Preservation Order relates to maintenance works to one mature Ash and two mature Oak trees situated on land to the south east and south of the application property, No.4 Gardener Close, Waterloooville. As far as it is reasonable to see the trees are healthy and structurally sound and are important in the local landscape. The works as described are proposed to mitigate against encroachment over neighbouring property and are considered not to be detrimental to the integrity of the TPO.

8 **Conclusion**

The works proposed are considered not to be detrimental to the integrity of the TPO.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/18/01304 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).
- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than 5th March 2020.

Reason: In the interests of tree health and safety.

Reason: To control the timing of the works.