

Recommendation: **GRANT TPO CONSENT**

98/59149/006 - Restoration of slipway at 40 Sinah Lane, H.I. (retrospective application), PERM,21/05/1998

97/59149/005 - Application for certificate of lawfulness in respect of existing sea wall, PERM,26/01/1998

95/59149/003 - Demolition of existing garage, single storey extension forming garage and conservatory., PERM,

95/59149/004 - Detached garage/workshop to south west of property, PERM,

94/59149/000 - Single storey rear extension for indoor swimming pool, extension to front of garage and extension to front of tan room on roof., PERM,23/06/1994

07/59149/008 - Extension to north east corner - 2 storey, a 2 storey extension to north elevation. Replacement of existing roof top enclosure. Extension to existing detached garage and addition of ancillary accommodation., PERM,23/03/2007

APP/11/00246 - Cut back 2m on east side 1No. Oak tree (G3), cut back 2m on west side 1No. Oak tree (G4), remove 1No. Leylandii (G1) and replant, and remove 2No. Macracarpa (G6) and replant. All subject to TPO 1879. , PERM,31/05/2011

APP/11/01221 - Remove 4No. Leylandii within Group 1 of TPO 1879 and replant. , PERM,30/08/2011

APP/14/00305 - Crown reduce east sector by 1.5m of 1No. Macrocarpa (T1) subject to TPO 1879; crown reduce east sector by 2m from side and 3m from top of 1No. Macrocarpa, within G5 of TPO 1879; and remove lowest limb on north east sector back to trunk of 1No. Macrocapra, within G6 of TPO 1879. , PERM,02/05/2014

GEN/14/00930 - DD works - removing storm damage to 1No. Macracarpa; removing 2No. dead silver birch., ,09/09/2014

GEN/17/00826 - 1No. Willow had broken branches cut back to trunk due to damage caused by heavy rainfall. Tree subject to TPO 1879 within G6., ,17/07/2017

GEN/17/00933 - COPY DOCS - Various planning documents, ,18/08/2017

GEN/17/00945 - COPY DOCS - TPO request, ,24/08/2017

APP/18/00360 - Certificate of Lawfulness application for a single storey side extension., PERM,07/06/2018

APP/18/00646 - Erection of garage to east elevation, installation of external swimming pool to include 2No. pergolas to north and south of swimming pool, window alterations to south elevation of main house and window alterations to garden annexe building. Bay window added to approved western kitchen extension. (APP/18/00360).

, PERM,19/09/2018

3 Proposal

Tree works in accordance with professionally provided Schedule of Tree works by Transform Landscapes, on various TPOs on site at Northshore.

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: 6

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 Tree Preservation Orders relates to a number of trees on the property known as Northshore. Only trees numbered 2, 5, 9, 10, 14 and 25 on the plan are part of this application.

Tree 2 is a Sweet Chestnut growing at the front of the property adjacent to the driveway. It has been historically been heavily pruned and for this reason is a poor quality specimen. It is also growing in an unsustainable location adjacent to a boundary wall with cracks clearly visible.

Tree 5 is a Willow tree adjacent to the house and driveway. It has been heavily pollarded in the past, there are decay pockets visible and due to its position in the middle of the site, it cannot be viewed from any public places.

Trees 9, 10, 14 and 25 are a group of Cypress and a Pine in the rear garden on the western boundary and a group of Cypress on the eastern boundary. The trees are large mature specimens, probably planted as a hedge/screen, but then allowed to develop into trees. Because of their size they are a feature inside the Garden. From a public amenity value perspective, their amenity is considered to be limited. Oaks line the waterfront providing public amenity value for the water users. The busiest time on the water is during the summer months when the leaves are out on the Oaks, making the Cypress trees far less visible. The Property is surrounded on all other sides by private dwellings therefore on this occasion it is considered that the trees have a limited public amenity value and permission should be granted subject to replacement planting.

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/18/01011 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 05/12/2019.
Reason: To control the timing of the works
- 3 In the first planting season following the date of felling 4 replacement trees should be planted. The trees should be a minimum 1.2 metres tall at the time of planting and should comply with BS3936:Part 1:1992. They should be planted in the rear garden, 2 on the western boundary

and 2 on the eastern boundary at or near the site of the trees to be removed. They should also be selected from the following species:

1. Quercus robur (English Oak)
2. Holm Oak (Quercus ilex)
3. Monterey Pine (Pinus radiata)

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.