
Site Address: 145 Stakes Road, Waterloooville, PO7 5PL
Proposal: Crown reduce a Sycamore tree by 2m and crown lift up to 2.7m.
Application No: APP/17/00426 Expiry Date: 03/07/2017
Applicant: Ms D Mazzetelli
Agent: Ms J Nelson Case Officer: Jamie Gargett
 Ground Control Ltd
Ward: Purbrook

Recommendation: **GRANT TPO CONSENT**

1 Site Description

145 Stakes Road, Waterloooville, 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

3 Proposal

Crown reduce a Sycamore tree by 2m and crown lift up to 2.7m.

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: 7

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 The application relates to a mature Sycamore tree found at a property in Stakes Road, Waterloooville. The tree forms part of a linear grouping with other mature Sycamore trees and shrubs between the property's driveway and the boundary line with the neighbouring land. The Sycamore can be seen with relative ease from the entrance to the property from the public highway and contributes well to the green landscape of the area and the amenity value of the street scene.

The tree is a twinned stemmed specimen that is Ivy clad on the lower part of each scaffold limb. There are no obvious signs of poor basal condition, neither is there any clear evidence that the union between the twin stems is in poor condition. Within the canopy there are signs of the tree's previous pruning and the crown extends over the driveway and is encroaching into the neighbouring property, with the furthest extending branches touching the dwelling.

The proposed works to crown reduce the tree by 2m and crown lift up to 2.7m would be considered sensible cyclical management for a tree of this size and maturity. This would not detriment the overall health of the tree or the visual amenity that it brings to the street scene. These works would provide general maintenance to abate the nuisance caused by the canopy's spread in close proximity to the neighbouring dwelling, with the crown lift providing ease of access along the property's driveway.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00426

(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 pruning/surgery for which consent is hereby granted shall not exceed the following: Crown reduce a Sycamore tree by 2m and crown lift up to 2.7m.

Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.

- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 03/07/18.

Reason: To control the timing of the works