

Recommendation: **GRANT TPO CONSENT**

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: 10

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 proposes works to three mature Oak trees that form part of an area TPO in Royal Way, Waterlooville. The trees can be viewed in their entirety from Mey Close which runs parallel to the northern boundary of the rear gardens in Royal Way. Therefore the trees possess good visual amenity and contributes well to the tree cover in the street scene.

The first of the Oaks is located close to the northern corner of the garage in a raised lawn, with a retaining wall close to the base. There is evidence of movement in the retaining wall due to the root system, however there are no obvious signs of poor basal condition. On the main stem at an approximate height of 4m, there are signs previous tear out of minor branches and there are also wounds of previous limb removals that have occluded well. The crown has a slight south eastern bias towards the dwelling and appears to be displaying normal vigour and vitality. The proposed works to to crown reduce the tree to leave a finished height of 13m and width of 8m would serve to rebalance the crown and minimise shading to the nearby gardens while also providing a reasonable level of cyclical management that would neither detriment the public amenity value or the health of the Oak.

The application includes works to two further Oaks that are located close to the eastern corner of the garage. These two Oaks are in fact a single, twin stemmed Oak with dense leaf litter and Ivy growth surrounding the base. Therefore a full assessment of the basal condition could not be made, however there were no visible signs of poor health. The crown is top heavy since the lateral growth has been heavily suppressed due to other Oaks located in close vicinity. There is some Ivy growth on the upper main stems and a minor amount of deadwood within the canopy. The crown has a slight bias over the property's garage. This Oak is a poor example of the

species and the proposed works to crown reduce the tree to leave a finished height of 12m and width of 5.5m would sensitively manage the tree's size without causing detriment to its health or the public amenity value that it possesses while also extending its useful lifespan. These works would minimise the amount of falling debris onto the garage roof and allow more natural light into the garden.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00686 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 1No. Oak to leave finished height of 13m and width of 8m; crown reduce 2No. Oaks (grown together) to leave finished height of 12m and width of 5.5m. Within A1 of TPO 1196.
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 31/08/18.
Reason: To control the timing of the works