
Site Address: 1 Latchmore Gardens, Waterloooville, PO8 8XR
Proposal: Reduce branches overhanging 286 Milton Road by 1m, 1No. Oak and 2 No. Maple trees all subject to TPO 0560 within A1.
Application No: APP/17/00637 Expiry Date: 07/08/2017
Applicant: Mr A Quintavalle
Agent: Mr T Olway Case Officer: Jamie Gargett
 Talisman Tree Care
Ward: Cowplain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

1 Latchmore Gardens, Waterloooville, PO8 8XR

2 Planning History

02/67930/000 - Application to crown raise and reduce a Maple, to crown reduce a Maple and to crown clean two Oaks and two Maples (within Area A1) subject to TPO 0560., PERM,13/01/2003
APP/11/01760 - Reduce branches overhanging No. 284 Milton Road; 1No. Oak tree by 2.5m and 1No. Oak tree by 3.5m. Both trees within Area 1 of TPO 0560. , PERM,17/01/2012
GEN/14/00994 - TPO Check and Information Request., ,09/10/2014 13:12:58
GEN/14/01057 - TPO information, ,30/10/2014 15:15:24

3 Proposal

Reduce branches overhanging 286 Milton Road back to growth points 1No. Oak and 2 No. Maple trees all subject to TPO 0560 within A1.

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: 4

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 Oak tree and two mature Field Maple trees, which form part of an Area TPO and are located in the rear garden of a property in Latchmere Gardens, Waterlooville. All of the trees are close to the north western rear boundary line, which adjoins other residential rear gardens. The trees are heavily restricted from the street scene's view by the property, however their upper crowns can be viewed above the dwelling's rooftop and garage. Therefore they contribute well to the tree cover in the area.

The base of Oak's main stem is surrounded by shrubs and there are no obvious signs of poor basal condition. On the main stem there is a minor amount of epicormic growth and within the canopy there are signs of previous pruning works as well as a small amount of deadwood, however the tree is displaying what appears to be normal vigour and vitality.

The first of the Field Maple trees is located between the Oak and the remaining Field Maple. Its base surrounded by shingle and shows no evidence of poor basal condition. The crown is displaying what appears to be normal vigour and vitality and there are signs of previous pruning works.

The second Field Maple has a rockery surrounding its base and the lower main stem is heavily Ivy clad, meaning that an assessment of the tree's basal condition could not be made. The main stem forks at an approximate height of 4m and there are no clear signs

of stress in the union. The crown has signs of previous pruning works and is displaying what appears to be normal vigour and vitality.

Each of the trees' crown have a north western bias, over the boundary line with the neighbouring rear garden. The original application specified works to reduce these overhanging branches, however this would have had been considered excessive. While the trees requires maintenance on this sector of their crowns, it was negotiated with applicant to crown reduce this sector by only 1m. This would serve to rebalance the canopy and minimise the falling debris into the neighbouring garden without causing detriment to the health of the tree. This would not effect the amenity value of the trees since this this sector is obscured from the street scene's view.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00637

(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: Reduce branches overhanging 286 Milton Road by 1m, 1No. Oak and 2 No. Maple trees all subject to TPO 0560 within A1.
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 07/08/18.
Reason: To control the timing of the works