
Site Address: The Old Rectory, Pook Lane, Havant
Proposal: Pollard 1No. Sweet Chestnut tree by 4m back to previous pollard points, subject to TPO 0443 within G1.
Application No: APP/17/00652 Expiry Date: 14/08/2017
Applicant: Miss Hann
Agent: Mr Freeborn Case Officer: Jamie Gargett
 Freeborn Tree Surgeons
Ward: St Faiths

Recommendation: **GRANT TPO CONSENT**

1 Site Description

The Old Rectory, Pook Lane, Havant

2 Planning History

91/50922/004 - Listed Building Application for installation of secondary glazing and ventilation grills., ZHIS,04/10/1991
92/50922/005 - Listed Building Consent for installation of secondary glazing, supplementary ventilation & venetian blinds (where applicable)., REF,06/10/1992
93/50922/006 - Listed building application of secondary glazing and ventilator units with associated air bricks, PERM,19/04/1994
GEN/14/01112 - Proposed replacement of windows to property in Conservation Area., 20/11/2014

3 Proposal

Pollard 1No. Sweet Chestnut tree by 4m back to previous pollard points, subject to TPO 0443 within G1.

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: Warblington

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No objection

Conservation Officer -

Landscape Team - no objection

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Fully delegated Officer decision from Chichester Harbour Conservancy. Recommendation – No objection, subject to works being conditioned not to take place within the bird nesting season. A site visit was made 29.6.17 and regard had to the policy framework* below. The site was viewed close-in, from the footbridge over the A27 and also from Pook Lane across a field. This sweet chestnut is an attractive feature of this part of the conservation area and tree cover in the grounds of the Listed Old Rectory are given special mention in the CACA. I spoke with the applicant who claimed a tree surgeon had advised her that the top part of the tree was suffering from die back, albeit I saw that boughs there were in leaf and seemed healthy to me. Not sure when the TPO was made, but description of development refers to previous pollarding: I cannot find any other tree application on-line.	Noted

The tree is part of a group with taller trees as a back drop. Loss of the upper part of the tree would therefore not be detrimental to the overall amenity value and character and appearance of the Conservation Area. The Conservancy is pleased to see the tree being retained and subject to the council's tree officer being satisfied, no objections are raised to the proposed tree works.	

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 an over mature Sweet Chesnut tree located within the grounds of a property in Pook Lane, Havant. The tree possesses minimal amenity value due to the property heavily restricting any views of the crown from the street scene .

The main stem is set in a raised flower bed and is surrounded by shrubs as well as being heavily Ivy clad. There is some minor epicormic growth on the lower main stem and there are signs of woodpecker holes at an approximate height of 4m. The crown has been historically managed as a pollard and there is evidence of tear out of a major limb on the main stem. The crown is displaying reduced vigour and vitality.

The application specifies the re-pollarding of the crown since the tree is in need of some general maintenance. Due to the poor condition of the tree, these works will reduce the weight of the canopy and extend its useful life span, while also minimising the risk of potential mechanical failure. These works are consistent with the tree's previous management and since the tree possesses minimal amenity value, these works will not cause detriment to the health of the tree or the amenity value of any street scene.

8 **Conclusion**

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00652

(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: Pollard 1No. Sweet Chestnut tree by 4m back to previous pollard points, subject to TPO 0443 within G1.
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 14/08/18.
Reason: To control the timing of the works