Site Address:	Land adjacent to 23 Claremont Gardens, Waterlooville, PO7 5LL		
Proposal:	Fell 1No. Ash tree within Group G1, subject to TPO 1381.		
Application No:	APP/17/00614	Expiry Date:	02/08/2017
Applicant:	Mr A Skeet Norse South East		
Agent:		Case Officer:	Jamie Gargett
Ward:	Purbrook		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Land adjacent to 23 Claremont Gardens, Waterlooville, PO7 5LL

2 Planning History

01/66747/000 - Reduce the eastern sector of an Ash tree (TA) and removal of the lowest Easterly limb on a Horse Chestnut Tree (TB). Both trees are in the open space West of 23 Claremont Gardens within Group G1 subject to TPO 1381., PERM,23/11/2001
97/60513/001 - Listed Building application for replacement of UPVC windows to rear elevation wi
th wooden sash windows at first floor and wooden casement windows at ground floo r, PERM,21/10/1997
95/60513/000 - Retention of 8 replacement UPVC windows to
rear elevatio, REF,24/08/1995
05/60513/002 - Erection of double garage., PERM,13/06/2005
05/66747/001 - Application to remove epicormic growth from a Horse Chestnut tree in order to clear an adjacent fence, to remove 2 limbs from the eastern sector of an additional Horse Chestnut tree along with 6 lateral limbs and to remove a limb on the eastern sector of a third Horse Chestnut tree. To remove a limb from an Ash tree in order to alleviate risk from an adjacent Chimney. All trees are part of Group G1 subject of TPO 1381., PERM,31/08/2005
06/60513/004 - Application to fell a Common Ash tree (within G1) subject to TPO 1381., PERM,23/01/2007
06/60513/003 - Detached double garage., PERM,28/03/2006
07/66747/002 - Application to shorten 300mm diameter limb on east side by 9 metres and remove 150mm in diameter x 3 long limb on east side of an Ash (T14) and remove 2x 75mm in diameter limbs on east side of a Horse Chestnut (T12). Both trees are subject to TPO 1381., PERM,13/04/2007
07/60513/005 - Retention of timber log store and security gate., PERM,14/08/2007
07/60513/006 - Listed Building Consent for re-rendering The Dairy Farm. , NPW,07/04/2008
09/60513/007 - Raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear and velux to side (west) elevations. , PERM,23/11/2009
APP/10/00130 - Discharge of Condition No's 2, 3 and 4 of Planning Permission 09/60513/007., PERM,19/07/2010
09/60513/008 - Listed Building Consent to raise flat roof to rear, create

accommodation in roof space incorporating dormers to front and rear, velux to side (west) elevations and the repainting of the front elevation. , PERM,23/11/2009
10/66747/003 - Fell 1No. Horse Chestnut tree; reduce lower half of crown on south east side by 20% of 1No. Horse Chestnut; reduce 2 lowest secondary limbs on south east side by 20% of 1No. Horse Chestnut tree and crown raise to 3m 3No. Horse Chestnut trees, 1No. Oak tree and 1No. Beech tree, all subject to TPO 1381., PERM,13/04/2010
APP/11/01145 - Crown reduce by 2m on south east side 1No. Horse Chestnut tree and reduce 2 lowest secondary limbs on south east side by 2m 1No. Horse Chestnut tree, both within Group 1 of TPO 1381., PERM,09/09/2011
APP/15/01024 - Erection of timber framed carport in front garden (approved 12.11.15). Request to Discharge Condition No. 2 (received 14.6.16)., PERM,12/11/2015
APP/15/01027 - Listed Building application to replace existing rear elevation ground floor bow window with double doors & winglights & plain tiled canopy over (approved 12.11.15). Request to Discharge Condition No. 2 (received 14.6.16)., PERM,12/11/2015

3 Proposal

Fell 1No. Ash tree within Group G1, subject to TPO 1381.

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

Conservation Officer

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: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment received asking why the tree has not been removed under DD criteria. The tree does

not meet with the DD criteria.

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 over mature Ash tree is a poor example of the species and is in a state of severe decline. There are two cavaties present on the main stem as well as the confirmed presence of the pathogen Inonotus hispidus. The crown is displaying heavily reduced vigour and vitality while possessing an extremely spare foliage. The crown has already been heavily reduced under the Dead or Dangerous Exemption, leading to the tree possessing poor form.

The tree is located in a plot of land at the end of a cul-de-sac and along with other mature trees, forms part of a Group TPO. The tree has heavily restricted views from the street since it is obscured by the other trees. In combination with its extremely poor condition, the tree has reached the end of its useful lifespan and on the grounds of safety, its felling would be considered sensible management.

This presents an opportunity for mitigation replanting so as to maintain the sustainable tree cover in the area for the foreseeable future and therefore these proposed works would not detriment the overall public amenity offered to the street scene.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00614

(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: Fell 1No. Ash tree within Group G1, subject to TPO 1381.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.

3 The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting.
Reason: To conserve and safeguard the visual amenities of the locality.

4 The tree works for which consent is hereby granted shall be carried out and completed no later than 02/08/18.
Reason: To control the timing of the works