
Site Address: The Elms, 2 Lower Road, Havant
Proposal: Reduce lower branches by 2m of 1No.Pine and remove dead branches overhanging drive, subject to TPO 0496.
Application No: APP/17/00495 Expiry Date: 30/06/2017
Applicant: Mr N Glossop
Agent: Case Officer: Jamie Gargett
Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

1 Site Description

The Elms, 2 Lower Road, Havant

2 Planning History

01/61439/003 - Height reduction by 2m and reduce the radii by 2-3m of a Cedar tree (T1) at The Elms, 2 Lower Road subject to TPO1718., PERM,28/09/2001

99/61439/002 - Underpinning and repairs to the Wellington room, insertion of tie bar and repair

s to the front gate piers, PERM,07/01/2000

98/61439/001 - Notification of intention to fell an Elm tree also to crown reduce a Cedar tree.

Both trees within Old Bedhampton Conservation Area, RO,27/11/1998

95/61439/000 - Listed building application for internal alterations and external works to west

and north elevations, PERM,26/02/1996

06/61439/004 - Application to carry out tree works to include crown clean, removing major deadwood, weak, split and broken branches. Reduce loading on weak fork unions, reducing end weight of major branches by minimal pruning back or thinning only ends of limbs by 2-3 metres maximum, thereby slightly reducing overall canopy spread to Copper Beech (T31). Crown clean removing major deadwood to an Austrian Pine (T1). Formative pruning, thinning crown by up to 20% removing weak and crossing branches and co-dominant stems. Raise crown by selective removal of low and secondary branches to Austrian Pine (T30). All trees subject to TPO 0496., PERM,27/03/2006

06/61439/005 - Application to Fell a Copper Beech (T31) within TPO 0496., PERM,19/07/2006

08/61439/006 - Conservation Area consent to reduce the height of 1No. Hawthorn and 1No. Elderberry to 2.2 metres; both within Old Bedhampton Conservation Area., RNO,18/02/2008

09/61439/007 - Fell 2No. Bay trees within Old Bedhampton Conservation Area. , RNO,02/09/2009

APP/14/00021 - Reduce height of hedgerow to rear eastern boundary by 3m back to previous pruning points, within Conservation Area of Old Bedhampton., RNO,17/02/2014

GEN/15/00732 - Works to tree - overhanging branch, ,23/07/2015 12:37:13

APP/17/00284 - Tree works, INV,

APP/17/00285 - Tree works, INV,

APP/17/00432 - Fell 1No.Holly within Conservation Area of Old Bedhampton.

, RNO,

3 Proposal

Reduce lower branches by 2m of 1No.Pine and remove dead branches overhanging drive, subject to TPO 0496.

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: Old Bedhampton

5 Statutory and Non Statutory Consultations

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

[illegible]

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 Pine tree located at a property in Lower Road with the Bedhampton area. The tree is located within the centre of the front curtilage of the property and dominates the street scene with unrestricted views from the public highway. Therefore the tree represents a significant amenity value to the public.

The base of the main stem is surrounded by lawn with some partially exposed roots and there has been some historic rooplate movement. The crown has had heavy reductions in the past due to it's close proximity to the nearby listed building, with some major limb removals on the main stem that have occluded well. The tree is in decline and the crown possesses sparse foliage. There are signs of storm damage and a fungal bracket was observed on a western limb.

The application proposes the reduction of the lower branches by 2m and the removal of dead branches that overhang the drive. The 2m reduction would reduce the furthest extending branches away from the building and would be to suitable growth points. The removal of dead branches would reduce the risk from potential limb failures. These works would not cause detriment to the overall health of the tree or to the high visual amenity that the tree possesses while maintaining it's size in relation to the building.

It should be noted that it is recommended that the tree should be fully inspected for health and safety due to the tree's overall declining health and the fungal growth observed within the canopy.

8 **Conclusion**

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00495

(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 lower branches by 2m of 1No.Pine and remove dead branches overhanging drive, subject to TPO 0496.
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 30/06/18.
Reason: To control the timing of the works