Site Address:	18 Royal Way, Waterlooville, PO7 8JE		
Proposal:	Fell 3No. Ash trees subject to TPO 1101 within G2.		
Application No:	APP/17/00636	Expiry Date:	08/08/2017
Applicant:	Mr Wheeler		
Agent:		Case Officer:	Jamie Gargett
Ward:	Waterloo		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

18 Royal Way, Waterlooville, PO7 8JE

2 Planning History

APP/17/00516 - Fell 1No. Ash tree (T1); remove deadwood and crown reduce 2No. Ash trees (T2 & T3) by 3m, all subject to TPO 1101 within G2.

, WD,08/06/2017
APP/17/00583 - Fell 1No. Ash tree (T1); crown reduce by 3m (leaving a crown of 3m) and remove deadwood 2No. Ash trees (T2 and T3), all subject to TPO 1101 within G2., WD,08/06/2017

3 Proposal

Fell 3No. Ash trees subject to TPO 1101 within G2.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
With reference to the above planning application I strongly object to the felling of 3 Ash trees. This wild space is a haven for birds and other wildlife and sadly is declining in this urban area and should be preserved at all costs. My neighbours at no 40 are in total agreement with me. My neighbour at no 36 would have fully supported us , but sadly he died recently.	Whilst it is sad to see the loss of any mature trees, the three subject to this application are poor quality specimens in decline and their removal and a replant is considered to be a reasonable course of management in this instance.

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 three over mature Ash trees, which form part of a group TPO and are located in the rear garden of a property in Royal Way, Waterlooville. The trees have minimal visual amenity, however the upper canopy can be seen above the rooftop of the property.

T1: The first of these Ash trees trees is a twin stemmed specimen and there are signs of stress in the union. The tree is leaning heavily in the direction of the dwelling since it has been suppressed by other mature trees. There is evidence of lateral cracking throughout the tree and within the canopy there is a large amount of deadwood and sparse foliage.

The tree is clearly in decline and the proposed felling of this Ash presents an opportunity for mitigation replanting that will provide sustainable tree cover in the area for the foreseeable future.

T2: The main stem of this Ash is located closer to the rear boundary of the garden. The tree is a single stem specimen and the base is surrounded by lawn, showing no clear evidence of poor basal condition. Similar to the Ash above, there are signs of lateral cracking and the canopy possesses sparse foliage. There is evidence of previous pruning and there is a large amount of deadwood. The tree is a poor example of the species and along with the other Ash trees, over dominants the garden. Since the tree is unsustainable in size and location, there can be no objection as to its proposed felling.

T3: This Ash is located nearest to the northern boundary of the garden. The base is surrounded by lawn and is showing no obvious signs of poor basal condition. The canopy possesses sparse foliage and there is evidence of previous pruning as well as a large amount of deadwood. The Ash is a poor specimen and is heavily in decline. The proposed felling will minimise shading to the resident's garden.

Since the trees possess minimal visual amenity, in combination with their poor condition, their proposed felling would allow for mitigation replanting of a single tree in their place, which would be more suitable for a relatively small residential garden.

8 Conclusion

Recommend Permission

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9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00636

(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 3No. Ash trees subject to TPO 1101 within G2.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.

3 The trees to be felled shall be replaced by a Beech (Fagus sylvatica) to be planted in a position as near as practicable to the position of the trees to be felled and at a height of at least 2 metres when such replacement planting is carried out.
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 08/08/18.
Reason: To control the timing of the works