
Site Address:	Oak tree adjacent, 3 Treetops Drive, Forest Avenue, Waterloooville		
Proposal:	Fell 1No. Oak tree within Woodland 1 subject to TPO 1614.		
Application No:	APP/17/00858	Expiry Date:	28/09/2017
Applicant:	Mr T Mount		
Agent:	Ms S Johnston	Case Officer:	Jamie Gargett
Ward:	Cowplain		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Oak tree adjacent, 3 Treetops Drive, Forest Avenue, Waterloooville

2 Planning History

08/60703/015 - Erection of 3No. detached 4 bed houses with integral garages utilising new access to Forest Avenue with associated car parking and landscaping. (Revised application.), S106,02/07/2008
08/60703/016 - Discharge of Conditions No.s 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17 and 18 of Planning Permission 07/60703/014., SPL,23/10/2008
APP/10/00090 - Application for non-material changes to Planning Permission 07/60703/014 relating to fenestration and garage location., PERM,24/05/2010
APP/10/00297 - Discharge of Condition No. 16 of Planning Permission 09/60703/014., PERM,23/06/2011
GEN/11/00333 - Proposed erection of eleven retirement bungalows (eight with two bedroom and three with one bedroom). , ,16/05/2011 14:26:47
GEN/11/01201 - Query relating to previous planning permission (08/60703/015)., ,15/09/2011
GEN/11/01511 - Proposed 4 chalet bungalow units, ,01/11/2011
GEN/11/01604 - Change houses to smaller units. , UNK,
GEN/12/00193 - Request for information on site., ,15/02/2012
GEN/12/00567 - Request for any information on extension built by previous owners., ,31/05/2012 17:04:01
APP/13/01182 - Crown reduce 1No. Ash tree by 3m overall, within W1 of TPO 1614. , PERM,11/02/2014
GEN/13/01087 - Placement of TPO's on existing trees on site., ,12/11/2013
GEN/15/00396 - Proposed new dwellings., ,18/06/2015
APP/15/01254 - Single storey rear extension and timber deck patio., PERM,18/12/2015

3 Proposal

Fell 1No. Oak tree within Woodland 1 subject to TPO 1614.

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: 17

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The building of this property was fairly recent and was built with the knowledge that the tree was preserved. The property was purchased knowing the fact it is preserved, As the tree was not felled at that time it should not be felled now. This tree, (of a very small woodland) is a haven for wildlife. The tree was preserved for a reason.	The tree is now showing extensive die back and decline.
These residential properties were built within the last few years knowing that this tree is preserved and no defects were identified to justify removing the tree for the construction work. The tree is a haven for wildlife, my family have personally seen owls taking refuge there. It is also part of a very small woodland area which was a selling point for us buying our property. All properties were purchased with this particular tree in place and knowing that this tree is preserved. We would be extremely saddened to see the	The tree is now showing extensive die back and decline. It would offer greater sustainability to remove and replant with a new tree.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00858

(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. Oak tree within Woodland 1 subject to TPO 1614.
Reason: To safeguard the health and well being of the tree and its importance in the local landscape.
- 3 The tree to be felled shall be replaced by an Oak (*Quercus robur*) to be planted in a position as near as practicable to the position of the tree 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 28/09/18.
Reason: To control the timing of the works.