

Recommendation: **GRANT TPO CONSENT**

3 Proposal

Application to reduce north side by 0.5m a Portuguese Laurel; reduce top and north side by 0.5 m an Leylandii hedge; reduce top and north side by 0.5m a Conifer; reduce north side by 0.5 m a Bay hedge, reduce by 0.5 m all over a Viburnum; remove and stump grind bay tree and trim to previous pruning points mixed hedging (front boundary), all within Area 1 subject to TPO 1188.

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: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Landscape Team - No objection

Langstone Harbour Board - 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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The application is in relation to a number of shrubs and trees that form part of an area TPO within the Langstone area of Havant. Some of the shrubs form part of boundary line hedgerows which are highly visible from the street scene and contribute well of the green landscape in the area. However some of the other shrubs and trees are largely shielded from the street scene's view due to the high boundary hedge and are located in the rear curtilage of the property.

The base of each hedgerow and shrub species could not be fully inspected due to dense foliage and there are signs of previous pruning works to maintain their shape and size within the residential garden. Each shrub is displaying what appears normal in vigour and vitality. The proposed reductions of 0.5m are in line with general garden maintenance that would not detriment the health of the shrubs or the amenity value to the street scene.

The application includes the removal of a Bay tree which is potentially causing problems to the underground water pipes. The crown has signs of previous management and is displaying what appears to be normal in vigour and vitality. This aggressive growing species is inappropriate for its position in the garden, in the narrow space between the boundary fencing and the dwelling. Its removal would lessen shading to the property and remove the regularity of its cyclical management. It would serve to remove the potential damage caused by its root system to the underground water pipes and would present an opportunity to replant another species in a more appropriate location. Its views from the street scene are heavily limited due to the boundary hedgerows and since it lacks any public amenity value, its removal would not cause detriment to the street scene.

The mature Conifer tree is located on the rear boundary of the back garden. The main stem is located within a flower bed and is exhibiting no clear signs of poor basal condition. Within its canopy exists some deadwood and signs of previous pruning works, however the crown appears to be displaying what is normal in vigour and vitality. The proposed reduction of 0.5m in height as well as its northern sector would be considered well within reasonable cyclical management and would serve to reshape its canopy.

The works within this application would not detriment the amenity value of the area TPO to the street scene and therefore permission is recommended.

8 Conclusion

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00392 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: Application to reduce north side by 0.5m a Portuguese Laurel; reduce top and north side by 0.5 m an Leylandii hedge; reduce top and north side by 0.5m a Conifer; reduce north side by 0.5 m a Bay hedge, reduce by 0.5 m all over a Viburnum; remove and stump grind bay tree and trim to previous pruning points mixed hedging (front boundary), all within Area 1 subject to TPO 1188.
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 21/06/18.
Reason: To control the timing of the works