
Site Address: 12 High Trees, Waterlooville, PO7 7XP
Proposal: Remove epicormic growth to main stem; remove epicormic growth to lower canopy; Deadwood crown to 1No. Oak subject to TPO 1285.
Application No: APP/17/00060 Expiry Date: 23/03/2017
Applicant: Mr Benn
Agent: Case Officer: Jamie Gargett
Ward: Waterloo

Recommendation: **GRANT TPO CONSENT**

1 Site Description

12 High Trees, Waterlooville, PO7 7XP

2 Planning History

06/56945/000 - To crown raise to a maximum of 5m the Oak tree subject of TPO 1285., PERM,22/06/2006

3 Proposal

Crown reduce by 2m and crown lift to give 5.5m clearance above ground level 1No. Oak subject to TPO 1285.

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: 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 relates to a mature Oak tree located in the rear garden of a property in the Waterlooville area. The tree is found on the southern boundary of the property with the canopy extending over the boundary into the neighbouring land and forms part of a green boundary line with other mature Oak trees. The tree can be easily viewed from the street scene between the properties and as such, offers good amenity value. The base is located within a raised flower bed and the main stem forms part of the boundary line with fencing either side, therefore only the applicant's side of the main stem could be assessed. There are signs of some mechanical damage approximately 1m from ground level on the main stem with the loss of some bark showing through to the heartwood. The main stem is Ivy clad with a significant amount of epicormic growth. There is the presence of some deadwood within the canopy and the tree has previously been pollarded, otherwise the tree is displaying what appears normal in vigour and vitality. The initial application included a crown reduction of 2m and a crown lift to give a height clearance of 5.5m above the gardens. The proposed reduction of 2m would have significantly reduced the amenity value currently offered by the tree and there is already a reasonable clearance above the gardens, therefore a more appropriate level of cyclical management was negotiated with the applicant during the site visit. The removal of the epicormic growth on the main stem would serve to maintain the aesthetic quality of the tree and the removal of the deadwood will reduce some of the weight within the canopy. This will serve to achieve the stated reason for the works, to maintain the tree in good order as

part of a regular maintenance regime.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00060

(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: Remove epicormic growth to main stem; remove epicormic growth to lower canopy; Deadwood crown to 1No. Oak subject to TPO 1285.
Reason: To safeguard the health and well being of the tree and its importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 23/03/18.
Reason: To control the timing of the works.