
Site Address: Land rear of 109 London Road, Cowplain, Waterloooville,
PO8 8XJ
Proposal: Crown lift to 5m, remove all deadwood 2No. Oak trees (T2 and T3 on
report). Both trees subject to TPO 1942.
Application No: APP/17/00468 Expiry Date: 10/07/2017
Applicant: Mr Chaplin
C&G Construction Ltd
Agent: Mr Bennett Case Officer: Jamie Gargett
Kalotec Limited
Ward: Cowplain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Land rear of 109 London Road, Cowplain, Waterloooville, PO8 8XJ

2 Planning History

95/51931/001 - Internal alterations to allow change of use of part of existing office use (Class B1) to retail (Class A1) storage., PERM,18/05/1995
APP/14/00439 - Construction of 4No. 3 bed houses including associated access, car parking and landscaping., PERM,22/10/2014
APP/14/00823 - Rear extension to provide extended first floor and creation of 2No. flats, 1No. 1 bed and 1No. 2 bed, with car parking below and associated refuse and cycle store facilities., REF,17/11/2014
APP/14/01253 - Discharge of Condition No/s 2, 3, 4, 8 and 9 of Planning Permission APP/14/00439, PERM,22/01/2015
APP/15/00255 - 2No. detached 3 bed houses (plots 3 & 4) with associated access and car parking. Resubmission for part of approved planning permission APP/14/00439., PERM,01/07/2015
APP/15/00855 - Proposed change of use from ground floor class a1 (retail) including conversion to provide two self-contained one bed flats, elevation changes with amended car parking layout for a total of 10 cars, secure cycle storage and secure refuse/recycling storage facilities., PERM,24/09/2015
APP/15/00883 - Discharge of Condition Nos. 3, 4, 5, 8 and 8 of Planning Permission APP/15/00255., PERM,23/09/2015
APP/15/01387 - Variation of Condition No. 2 of Planning Permission APP/15/00255 to amend plans for plot 3 to provide accommodation over attached garage including amended first floor layout., PERM,11/02/2016

3 Proposal

Crown lift to 5m, remove all deadwood 2No. Oak trees (T2 and T3 on report). Both trees subject to TPO 1942.

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: 28

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
These two trees stand at the rear of my property 8 Latchmore Forest Grove and I enjoy them and can see them clearly from my windows. They are in a fine condition, are of excellent shape, have taken years to grow and are under the protection of a TPO. No application was made to prune or cut them at the time when the numerous planning applications were made to build the houses now on Arun Close. Although I see the value of some pruning and removing deadwood, I feel that if "lifting " the crown to 5m means significantly reducing the size of the tree to 5m, this is will significantly reduce the trees by about half and have a negative impact on the conservation of trees and hedgerows; on the appearance of the trees and also reduce natural habitats. It may also act in a way which reduce the	The works proposed are considered reasonable and have been underpinned by a reputable independent arboricultural consultant.

issues that have been raised on site, in the application form and from my site observations.

- 7.3 These two mature Oaks are located in a plot of land behind a newly built development off London Road in the Cowplain area. The trees possess a high visual amenity at the end of the new development and therefore represent an important amenity value in the street scene of the new dwellings.

The base of the trees could not be fully inspected due to a newly constructed boundary line fence, which has been erected extremely close to each tree's main stem, therefore the trees were inspected from the street scene. The main stems have some epicormic growth on their main stems as well as being heavily Ivy clad. Within the canopy there are several crossing branches and a significant amount of deadwood, with some dead major limbs. However the trees possess dense foliage and are displaying what appears normal in vigour and vitality. The lowest hanging branches extend over the newly instituted driveway adjacent to the fencing.

The application specifies a crown lift to both trees to a height of 5m. This will raise the lowest extending branches over the driveway to allow the free access of vehicles to the property. This will result in small diameter wounds only and would serve to reshape the lower canopy. This will not cause detriment to the health of the trees or the visual amenity that the trees contribute to the street scene.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00468

(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: Crown lift to 5m, remove all deadwood 2No. Oak trees (T2 and T3 on report). Both trees subject to TPO 1942.
Reason: To safeguard the health and well being of the trees and 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 10/07/18.
Reason: To control the timing of the works.

