
Site Address: Old Builders Workshop, 97 Lovedean Lane, Waterloooville,
PO8 9RN
Proposal: Fell 2No. Oaks, subject to Woodland Order TPO 1641.
Application No: APP/17/00302 Expiry Date: 18/05/2017
Applicant: Mr A Brazil
Agent: Mr N Blatherwick Case Officer: Jamie Gargett
Ward: Hart Plain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Old Builders Workshop, 97 Lovedean Lane, Waterloooville, PO8 9RN

2 Planning History

04/58832/007 - Alterations to existing builders store to form a detached 3 bed dwelling with associated parking utilising new access to Lovedean Lane., WD,15/02/2005
07/58832/011 - Application for removal of a minor limb on west side and a crown reduction of 25% an Oak tree within Woodland 1 subject to TPO 1641., PERM,05/06/2007
08/58832/012 - Fell 4No. Cherry trees and crown reduce an Oak tree by 2 metres. All within Tree Preservation Woodland Zone 1641., PERM,03/12/2008
09/65459/002 - Single storey rear extension with adjoining conservatory., PERM,17/11/2009
GEN/13/00616 - Proposed works to trees at rear of property., ,09/07/2013
GEN/14/00884 - Likelihood of development on land adjacent to 97b Lovedean Lane., UNK,
GEN/15/00863 - Tree query, UNK,
APP/16/00248 - Reduce lateral spread to the south side by 2m to 2.5m overall making all final cuts adjacent to living growth points 1No. Oak; crown lift to 1m Yew and Hazel trees, reduce back to old pruning points Cherry trees; Crown lift by removing the 'dropper branches' of less than 70mm diameter from the undersides of the main limbs to achieve a ground clearance of 3m to 4m 1No. Oak tree all trees are within Woodland 1 subject to TPO 1641., PERM,22/06/2016
GEN/16/00356 - Information request for planning use; extension or refurb of existing building; TPOs on site, UNK,
GEN/16/00376 - Proposed change of use / re-instate B1/B2 usage., ,13/04/2016 14:25:30
GEN/16/00384 - Proposed dwelling., UNK,
GEN/16/00418 - Use classification check., ,13/04/2016 13:36:08
APP/16/00655 - Crown reduce 1No. Field Maple (T7) by 5m to leave crown of 15m high and 9m wide, subject to TPO 1641., REF,01/08/2016
APP/17/00041 - Fell 2No. Wild Cherry trees (T1) and 1No. Oak (T2), within Woodland W1, subject to TPO 1641., PERM,03/02/2017
APP/17/00072 - Woodland to be managed by the following intervention:

Removal of invasive species (Rhododendron/Laurel) marked with X (physically marked on site).

Hazel and Holly to be re-coppiced marked with : (2 dots) (physically marked on site) - selective coppice.

Removal of selected Holly with a diameter of 0.75cm and below.

3m Buffer Zone to be retained on the perimeter of woodland.

Removal of dead trees and where appropriate retain some habitat piles.

, PERM,16/02/2017

3 Proposal

Fell 2No. Oaks, subject to Woodland Order TPO 1641.

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

Andrew Skeet - NORSE SE Arboricultural Officer:

Regarding Application App/17/00302, Old Builders Yard, 97 Lovedean Lane, TPO 1641

I inspected the two oaks the subjects of this application at a pre application meeting with the site owner Mr Brazil, also present was Nathan (Mr Brazil's Tree Surgeon); Jamie Gargett, Stuart Pinkney. I do not have a record of the date.

The Southmost tree was found to have more than one Armillaria Rhizomorph at the base, the Northmost tree was found to have one Armillaria Rhizomorph at the base. It was concluded that decay caused by Armillaria was inevitable and could already be in progress although no decay was visibly present. This factor, in combination with the overall sub-standard condition of both trees – multiple pruning wounds and storm damage resulting in multiple minor defects and a reduction of amenity value, led to agreement on site that an Application would be considered for removal of both trees.

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
I don't understand the staggered discovery of problems with these oaks, and the answer can't be to chop them down when an issue is found although the council seems to be approving all requests in this copse. Surely (and hopefully) there is a treatment for this fungus which keeps being discovered. If not, is felling really the right answer? I believe the two trees in question also have a yew between them which is also subject to the general TPO in these woods. In any case and particularly in the expected outcome that the council decides to approve the felling of these trees (based on recent experiences) this yew must be protected. For the record I have nothing against the management of these woods and the recent work to clear some of the overgrowth is well appreciated. Despite mine and others concern, in my opinion the woods do indeed look better and there is more light coming through to our garden, I just don't want to lose any more trees in these woods unless it's absolutely necessary so please review this request carefully.	The accepted and industry practice for managing trees with Honey Fungus is to remove the tree. Chemical treatment has been found to be ineffective in the management of this fungi.
Yet again I am saddened to see the almost certain removal of two more mature oaks which have lived in this location for many years and have withstood hurricane and storm and which now, it seems, are a danger to residential properties. I also dispute the assertion that these two trees weigh heavily towards properties as claimed in the application. If, as claimed, they cannot be saved then I would like to see the replacement oaks planted on the bank in line with the removed ones and also see the replanting supervised, as three of the already replanted oaks were positioned (and still remain) in a very unsuitable location and proximity to each other.	The Council has requested a replanting plan that will strengthen the woodland and ensure that the new planting is both appropriate and sustainable. This plan will be conditioned as part of a decision.
Firstly, I am pleased with the result from the recent clearing of the	There are sadly no alternative methods other than the felling of a tree in reaction

overgrowth. There is more light coming into my garden which is a positive. This is despite my initial worries about the extent of the works. However, I echo some of the concerns raised already against this application and would like somebody somewhere to find an alternative to felling more of these great oaks if it is at all possible. I've looked online and there are alternative treatments for this fungus available, so please only take these down if it is absolutely necessary and confirmed to be so.	to Honey fungus.
I am somewhat surprised that further problems have been found with another two oaks on this site. There are alternative methods of dealing with this fungus other than felling, so Havant B C must ensure these are investigated before taking the decision to fell. I am all for the management of these woods, and have indeed benefited from some of the work already carried out. I just do not want to lose any more trees unless it is absolutely necessary.	The trees subject of this application have been inspected and it is considered that their removal is justified.

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 and in this instance their on going sustainability.
- 7.2 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 requests the felling of two mature Oak trees that form part of a woodlands TPO in the Waterlooville area. The trees are located in land behind Lovedean Lane that adjoins various rear gardens. The trees have limited views from the street scene as they are obscured by buildings and other trees.

Upon inspection both Oak trees exhibit evidence of honey fungus ribosomes. The trees pose a potential high risk of future rootplate failure and the target area is a residential dwelling to the south and commercial outbuildings on site.

Each crown has been managed poorly in the past resulting in their being previously pollarded. The secondary regeneration growth above the pollard points has resulted in the formation of cavities which retains water. The trees have the potential to snap out major limbs at the old pollard points. If these limbs are removed then only a pole like structure would remain and in addition to offering no positive visual amenity the trees would be highly susceptible to decay through large pruning wounds. The canopies are heavily weighted towards the buildings and with the growth of the spring foliage, the risk of failure would substantially increase. Honey Fungus can often infect and damage the roots of a tree without causing visible symptoms as well as producing fungal roots known as rhizomorphs.

The removal of these trees and their replacement with three Oaks would serve to reduce the risk from mechanical failure and increase the landscape quality of the woodlands.

These trees were inspected pre-application by the HBC Arboriculturalist, the HBC Health and Safety Officer and our partner Arboriculturalist from NORSE SE.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00302

(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 surgery for which consent is hereby granted shall not exceed the following: Fell 2No. Oaks, subject to Woodland Order TPO 1641.
Reason: To safeguard the health and well being of the trees and their importance in the local landscape.
- 3 The trees to be felled shall be replaced by X3 English Oak (*Quercus robur*), to be planted in the position shown on the submitted planting plan (By Nathan Blatherwick as part of this application) at a height of at least 3 metres following the removal of the two trees being felled. This planting must be undertaken no

later than the end of 2017 and the trees must be established so as to ensure the sustainability of the woodland.

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 18/05/18.

Reason: To control the timing of the works.