

Recommendation: **RAISE NO OBJECTION**

Fell 1No. Sycamore; reduce eastern sector of 2No. Turkey Oaks by removing lower limbs to provide 2.5m clearance from external walls and roof using a maximum pruning wound

diameter of 75mm or the nearest suitable growth point. All within Conservation Area of St Faiths.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Landscape Team - 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: 5

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.

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.

The trees that are subject to this section 211 notice are two mature Turkey Oak trees and a semi-mature Sycamore tree. All the trees are located within the rear curtilage of the property. The two Turkey Oak trees are immediately behind the dwelling and as such, are obscured from the street scene's view. The Sycamore is located on the northern boundary with the neighbouring garden with some limited views from the street scene down the side of the property, however the tree is heavily restricted from view by other mature trees and shrubs.

The Turkey Oak closest to the building is surrounded by lawn and shows signs of some mechanical damage on the main stem at an approximate height of 0.5m on it's northern sector. The other Turkey Oak has it's base surrounded by gravel with a Holly shrub in close proximity and there is some minor Ivy growth on the lower main stem, however there are no obvious signs of poor basal condition. Both crowns are unbalanced with a bias towards the dwelling to the east and the furthest extending branches are in physical contact with the roof. There is deadwood present within the canopies, particularly in the northern Turkey Oak furthest from the building, and there are signs of past heavy pruning works. The northern Turkey Oak is displaying reduced vigour and vitality, while the southern tree appears to be displaying what is normal in vigour and vitality. The works within the application to provide a 2.5m clearance between the trees' crowns and the dwelling would manage the trees' size in relation to the building, while also serving to rebalance the canopy. Since the application states that pruning wounds will not exceed 75mm and would be made at the nearest suitable growth points, these works would not detriment the health of the trees. As the trees possess no amenity value, the proposed works would not detriment the public amenity of the street scene or the aesthetic integrity of the conservation area and therefore no objection can be raised.

This Sycamore's main stem has gravel surrounding it's base and there are no obvious signs of poor basal condition. Within the canopy there are some crossing branches and there are signs of previous pruning, however the tree appears to be displaying what is normal in vigour and vitality. Both the crown and the main stem are extremely close to the building and the boundary fence. Therefore, it is located in an

unsustainable position due to the increased pressure on the property that will be caused by it's future growth. For this reason, in combination with it's minimal amenity value and lack of maturity, the tree would not warrant protection with a preservation order and there can be no objection as to it's felling.

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00403

(A)

(B) for the following reasons/subject to the following conditions