

Recommendation: **GRANT TPO CONSENT**

Crown reduce by 3m 1No. Ash; crown reduce by 3m 1No Acer; crown reduce by 1.5m on southern sector 1No. Oak; fell 1No. Birch; remove lowest branch on eastern sector of 1No. Monterey Pine; reduce northern sector by 1m of 1No. Ash; crown reduce by 2.5m 1No. Bay. All trees subject to A1 of 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

Conservation Officer

Langstone Harbour Board

Langstone Harbour Board

Langstone Harbour Board 2

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 number of trees within an Area TPO located in Harbourside, Havant. The property is located at the end of a shared driveway. All of the trees, except one, are to the north of the dwelling within the rear garden. As such as these trees possess minimal visual amenity to the public, however the upper crown of a some can be viewed from the street scene above the rooftops of other properties. The remaining tree, an Ash (T6), is located to the south of the dwelling, close to the boundary with the neighbouring property. This tree has some views from the shared driveway, however the tree has heavily restricted views from the public highway.

T1 Ash: The Ash is a mature, single stem specimen. The base of the main stem is surrounded by shingle and shows no signs of poor basal condition. The crown shows signs of previous pruning and there is some deadwood present, however the tree is displaying what appears to be normal vigour and vitality. There is evidence of lateral cracking on a limb on the northern sector. The tree has been heavily maintained in the past and the crown reduction of 3m, where and as needed, would return the crown to its previous pruning points.

T2 Acer: This mature Acer has its main stem is surrounded by lawn and shows no signs of poor basal condition. The crown shows signs of previous heavy pruning works, however the tree is displaying what appears to be normal vigour and vitality. The proposed crown reduction of 3m would remove the regrowth since its last management and would return the canopy back to its previous pruning points. This would not detriment the health of the tree or any public amenity.

T3 Oak: The mature Oak's main stem is partially ivy clad and is surrounded by shrubs, therefore its basal condition could not be assessed. The crown shows signs of previous heavy management and there is some deadwood present, however the tree is displaying what appears to be normal vigour and vitality. The canopy is unbalanced with a bias towards the southern sector. The proposed 1.5m crown reduction on this sector would serve to rebalance the canopy's shape and reduce shading to the garden.

T4 Birch: The young Birch tree is located in the north western corner of the garden. The main stem has decking surrounding its base and an assessment of its condition could not be made. Since the tree is located close to the northern and western boundaries, the tree has little room to grow. The tree is a poor example of the species and the proposed felling of the tree would not cause detriment to any public amenity.

T5 Monterey Pine: This mature specimen is located close to the western boundary. The base of the main stem is located on the other side of fencing, therefore its basal condition could not be assessed. On the main stem there are signs of previous limb removals, which have healed well. There are signs of previous pruning within the canopy and the tree appears to be displaying normal vigour and vitality. The main stem is leaning to the east and the proposed removal of a lower limb on the eastern sector would reduce some of the weight on this sector. Additionally, there are signs of stress on the union between the limb and the main stem. Therefore these works would be sensible management of the tree on the grounds of safety. This would not effect any visual

amenity since the dwelling obscures the tree from any street scene views.

T6 Ash: This Ash tree is located close to southern boundary and relatively close to the dwelling's garage. The main stem is surrounded by a shed and therefore an assessment could not be made as to its basal condition. The visible part of the main stem is heavily Ivy clad. The tree has been heavily managed in the past due to its proximity to the building, however the crown appears to be displaying what is normal vigour and vitality. The application proposes the 1m reduction on the northern sector to bring the furthest extending branches away from the garage. This would not detriment the health of the tree and would maintain a harmonious relationship between the tree, the building and the residents. Neither would this cause detriment to the visual amenity of the street scene.

T7 Bay: This mature Bay shrub is located close to the northern boundary. It is surrounded by other mature shrubs and therefore its basal condition could not be assessed. There are signs of past heavy management due to its proximity to the boundary and it is displaying what appears to be normal vigour and vitality. The proposed 2.5m reduction will not detriment the health of this aggressive growing species and will achieve the stated aim of reducing shading to the neighbouring garden.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00627

(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 reduce by 3m (back to previous pruning points) 1No. Ash; crown reduce by 3m 1No. Acer; crown reduce by 1.5m on southern sector 1No. Oak; fell 1No. Birch; remove lowest branch on eastern sector of 1No. Monterey Pine; reduce northern sector by 1m of 1No. Ash; crown reduce by 2.5m 1No. Bay. All trees subject to A1 of 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 04/08/18.
Reason: To control the timing of the works