
Site Address: Verge rear of 40 Grassmere Way, Waterloooville, PO7 8RT
Proposal: Crown reduce by 3 metres with a maximum branch diameter cut of 100mm back to previous pruning points on all branches overhanging 40 Grassmere Way 1No. Oak tree (T1) subject to TPO 1206.
Application No: APP/17/00558 Expiry Date: 17/07/2017
Applicant: Mr Foster
Agent: Mr Dinenage Case Officer: Jamie Gargett
 Hambledon Tree and Garden
 Services
Ward: Cowplain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Verge rear of 40 Grassmere Way, Waterloooville, PO7 8RT

2 Planning History

99/62217/001 - Conversion of part of integral garage to a study, PERM,24/03/1999

96/62217/000 - Two storey side extension and detached double garage to east of property, REF,28/02/1997

APP/16/01128 - We are applying to have an Oak tree under a TPO extensively topped or felled, which is situated immediately outside a south-westerly facing brick wall at the rear of our property. The tree is situated between our wall and Park Lane. Attached is a 3-D Google Maps snapshot with its location encircled in red. Tree belongs to the council. Reason for topping or felling is because of excessive shading to our back garden. Low amenity value as along a busy road. If replant required then replace with a bush of similar height to surrounding bushes e.g. not exceeding 7 feet. Note there is a Virgin Media cable running into the rear of the property from the other side of our wall where it partially surfaces; it has been covered in fluorescent tape to avoid repeat incident of slicing of cable., WD,13/01/2017

3 Proposal

Crown reduce by 4 metres with a maximum branch diameter cut of 100mm back to previous pruning points on all branches overhanging 40 Grassmere Way 1No. Oak tree (T1) subject to TPO 1206.

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: 7

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 This mature Oak tree is located in a verge behind property that sits on the corner of Grassmere Way within the Waterloo area. The crown possesses unrestricted views from the both Grassmere Way and Park Lane and the tree represents a significant public amenity value.

The base of the tree is surrounded by dense Ivy undergrowth that extends up the main stem with the lower stem being heavily Ivy clad. For this reason, a full assessment of the tree's basal condition could not be made. Further up on the main stem, there is evidence of major limb removals and these wounds have occluded well. Within the crown there are signs of it's past management and a small amount of deadwood, however since the

canopy possesses dense foliage, the tree appears to be displaying what is normal in vigour and vitality. The canopy extends over the public highway to the south west and over the boundary of the neighbouring back garden, which adjoins the north east side of the verge.

The original application proposed a crown reduction on the north eastern sector that overhangs the neighbouring garden by 4m, stipulating that the pruning wounds would not exceed 100mm and that cuts will be made to previous pruning points. Lesser works were negotiated so that the crown reduction should not exceed 3m as well as pruning wounds not exceeding 100mm and cuts made to previous pruning points. This selective reduction will serve to minimise the shading nuisance currently being experienced by the residents of the adjacent property, while not unbalancing the canopy's shape and providing cyclical maintenance for a tree of this size and maturity. These works will only result in relatively small diameter wounds, which will not cause detriment to the health of the tree, neither will the proposed works detriment the visual amenity of the Oak.

It should be noted that since the tree is under the ownership of Hampshire County Council, if any works are to be carried out in excess of those permitted under English Common Law rights, then HCC need to be contacted.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00558

(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 3 metres with a maximum branch diameter cut of 100mm back to previous pruning points on all branches overhanging 40 Grassmere Way 1No. Oak tree (T1) subject to TPO 1206.
Reason: To safeguard the health and well being of the tree(s) and its/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 17/07/18.
Reason: To control the timing of the works