
Site Address: Old Mill Guest House, Mill Lane, Bedhampton, Havant,
PO9 3JH

Proposal: Crown raise 1No. London Plane (b) to 5.2m over driveway and 3m over rest and deadwood. Crown raise 1No. Horse Chestnut (c) to 5.2m over driveway and 3m over rest and deadwood. Fell 1No. Ash tree (d). Reduce 3No. Sycamores and 1No. Bay (f) to allow 1m clearance from telephone cables. All trees within Group G5, subject to TPO 0477. Reduce 3No. Holm Oaks (e) by 2m within Group G2, subject to TPO 0477.

Application No: APP/16/01182

Expiry Date: 10/01/2017

Applicant: Mr Ground

Agent: Mr Freeborn

Case Officer: Jamie Gargett

Freeborn Tree Surgeons

Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Old Mill Guest House, Mill Lane, Bedhampton, Havant, PO9 3JH

2 Planning History

01/53397/015 - Fell main stems of a Bay tree within the rear garden of Old Mill House, Mill Lane within Old Bedhampton Conservation Area., RNO,12/06/2001

00/53397/014 - Notification of intention to fell two Monterey Cypress trees at The Old Mill House, Mill Lane, within Old Bedhampton Conservation Area., RNO,05/01/2001

00/53397/013 - Remove three limbs of a Holm Oak, adjacent to rear elevation of property. Pollard another Holm Oak adjacent to the Hermitage Stream. Both trees are within Group 5 of TPO477., PERM,07/12/2000

99/53397/010 - Retrospective Listed Building application for replacement landing window to match ground floor french windows, PERM,28/10/1999

99/53397/011 - Retrospective Listed Building application for inglenook fireplace in ground floor lounge, PERM,28/10/1999

99/53397/012 - Retrospective Listed Building application for twin gable end windows with new glazing bars and modified to be side opening, REF,28/10/1999

99/53397/008 - Retrospective Listed Building application for alterations and partitions at first floor level in the guest house, PERM,28/10/1999

99/53397/009 - Listed Building consent for modified enclosure to raised patio outside french windows and installation of balustrade (part retrospective), PERM,28/10/1999

91/53397/003 - Conservatory facing South West - Timber framed, PERM,

91/53397/004 - Erection of timber framed conservatory on south west elevation of Mill House, ZHIS,04/06/1991

91/53397/005 - Retention of non-illuminated advertisement board (8'x 4') on eastern boundary, REF,22/07/1991

91/53397/006 - Listed Building application for retention of non- illuminated advertisement board (8'x 4') on eastern boundary of site, REF,

06/53397/016 - 10% crown reduction, 20% crown thin and crown lift by 2m, 2x Holm Oaks the subject of TPO 0477 (G5)., PERM,01/06/2006

07/53397/017 - Fell Ash, Sycamore, Cherry Laurel & Acacia trees; crown raise to 5m a Chestnut and a Plane tree; crown reduce by 30% a Sycamore tree; crown thin by

20% a Plane tree; all within groups 2, 3 & 5 within the curtilage of Old Mill House, subject to TPO 0477. , PERM,28/01/2008
GEN/12/00133 - Proposed installation of solar panels., ,24/02/2012
APP/13/00016 - Fell 1No. Holm Oak within Group 5 of TPO 0477. Crown raise 4No. Holm Oaks to 4.5m and crown thin by 10%, within Group 5 of TPO 0477., PERM,07/02/2013
GEN/13/00595 - Request for confirmation on whether solar thermal tubes installation will require Planning Permission., ,16/12/2013 17:34:06
APP/14/00027 - Installation of solar thermal tubes on flat roof extension , PERM,26/03/2014
APP/14/00028 - Listed Building Consent for installation of solar thermal tubes on flat roof extension , PERM,26/03/2014

3 Proposal

Crown raise 1No. London Plane (b) to 5.2m over driveway and 3m over rest and deadwood. Crown raise 1No. Horse Chestnut (c) to 5.2m over driveway and 3m over rest and deadwood. Fell 1No. Ash tree (d). Reduce 3No. Sycamores and 1No. Bay (f) to allow 1m clearance from telephone cables. All trees within Group G5, subject to TPO 0477. Reduce 3No. Holm Oaks (e) by 2m within Group G2, subject to TPO 0477.

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: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

Landscape Team

Langstone Harbour Board

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: 1

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 application is with regards to a number of trees within a Group TPO. They are located on a plot of land adjacent to Mill Lane in the Bedhampton area and bring significant amenity value to the area. Within the application is the request to fell an Ash tree. Upon inspection the base could not be fully assessed due to heavy Ivy growth around the main stem. The tree is exhibiting evidence of severe poor health. Bracket fungus can be viewed growing on lateral branches within the canopy. The tree is also suffering from excessive dieback of it's foilage and woodpecker holes show signs of hollow branch limbs. There exists the potential of mechanical failure of the tree and therefore it's felling would be permissible on the grounds of safety. All other works in the application are of a reasonable level of cyclical management for trees of their maturity, that are displaying what appears normal in vigour and vitality, without causing detriment to the public amenity quality or the health of the trees.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01182

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 raise 1No. London Plane (b) to 5.2m over driveway and 3m over rest and deadwood. Crown raise 1No. Horse Chestnut (c) to 5.2m over driveway and 3m over rest and deadwood. Fell 1No. Ash tree (d). Reduce 3No. Sycamores and 1No. Bay (f) to allow 1m clearance from telephone cables. All trees within Group G5, subject to TPO 0477. Reduce 3No. Holm Oaks (e) by 2m within Group G2, subject to TPO 0477.
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 10/01/18.
Reason: To control the timing of the works