
Site Address:	54 Hart Plain Avenue, Waterloooville, PO8 8RX		
Proposal:	Fell 1No. Horse Chestnut (T17) subject to TPO 1357.		
Application No:	APP/16/01196	Expiry Date:	13/01/2017
Applicant:	Mrs L Duff		
Agent:	Mr J Wright	Case Officer:	Jamie Gargett
	Levels Group		
Ward:	Hart Plain		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

54 Hart Plain Avenue, Waterloooville, PO8 8RX

2 Planning History

01/63569/005 - Demolition of existing dwelling and construction of replacement 4 bedroom detached dwelling with detached single garage to rear (adjacent eastern boundary) utilising existing access to Hart Plain Avenue (revised details)., PERM,06/12/2001

01/63569/004 - Crown raise up to 4.5m a Horse Chestnut tree (T16). Crown raise up to 4.5m and removal of two small limbs at 5m of a Horse Chestnut tree (T17). Both trees are within 54 Hart Plain Avenue and subject to TPO 1357., PERM,03/05/2001

00/63569/003 - Outline application for the demolition of existing dwellinghouse and the construction of 3 detached dwellinghouses with new access onto Hart Plain Avenue., WD,11/09/2000

00/63569/002 - Crown raise up to 3m two Horse Chestnut trees (T16 & T17). Crown reduce by 30% a Poplar tree (T13). Remove lower branches to balance appearance three Oak trees (T10,T11 & T12). All six trees are subject to TPO 1357, PERM,23/03/2000

99/63569/001 - Demolition of existing dwelling house and construction of detached 5 bedroom dwelling house with 1 bedroom annex and double garage utilising existing access onto Hart Plain Avenue, REF,18/11/1999

98/63569/000 - Felling of Horse Chestnut tree (T18) covered by TPO 1357, PERM,06/01/1999

03/63569/006 - Demolition of existing dwelling and construction of detached 4 bedroom house with associated car parking utilising existing access to Hart Plain Avenue., WD,10/11/2003

04/63569/007 - Crown thin and reduce by 20% a Horsechestnut (T17) of TPO 1357., PERM,10/03/2005

06/63569/008 - Retrospective application with regard to the siting of a 4 bed detached dwelling., PERM,13/04/2006

06/63569/009 - Application to crown thin by 15% and 20% crown reduction and the removal of largest branch nearest to the rear of the house of Horse Chestnut tree (T17) subject to TPO 1357. , PERM,31/08/2006

GEN/11/01386 - Proposed building plot., UNK,

APP/13/00848 - Crown thin 2No. Horse Chestnut Trees (T16 & T17) by 20% subject to TPO 1357., PERM,02/10/2013

APP/14/00495 - Crown reduce by 2m 1No. Horse Chestnut (T17) subject to TPO

1357., PERM,26/06/2014

GEN/16/00574 - initial thoughts for potential development adjacent to property., UNK,

GEN/16/01225 - T.P.O general enquiry of Horse Chesnuts trees @ above address.,

UNK,10/11/2016 14:20:19

3 Proposal

Fell 1No. Horse Chestnut (T17) subject to TPO 1357.

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: 5

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 in relation to the felling of a mature Horse Chestnut tree found in the rear garden of a property in Hart Plain Avenue. The tree can be viewed from the street scene down the side of the building as it sits on the eastern boundary with the neighbouring grounds. Upon inspection, the tree has had previous heavy maintenance of an extremely poor standard resulting in large diameter cuts to branches. A cavity is evident at the location where a lateral limb has been removed from the main stem. Below this on the main stem, the tree is suffering from bark bleeds in several places. Although in a poor condition, the tree is still budding, however, the aesthetic quality of the tree has been severely damaged due to previous works. The felling of this tree and an replacement Horse Chestnut would serve to restore the amenity value that has already been lost.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01196

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: Fell 1No. Horse Chestnut (T17) subject to TPO 1357.
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 13/01/18.
Reason: To control the timing of the works.
- 4 The tree to be felled shall be replaced by a Horse Chestnut to be planted in a position as near as practicable to the position of the tree to be felled and at a height of at least 2m metres when such replacement planting is carried out.
Reason: To conserve and safeguard the visual amenities of the locality.