
Site Address: 55 Stakes Hill Road, Waterlooville, PO7 7LD
Proposal: Crown reduce by 2m 1No. Ash, subject to TPO 1571.
Application No: APP/17/00105 Expiry Date: 24/03/2017
Applicant: Mr J Blain
Agent: Mr D Farrington Case Officer: Jamie Gargett
 Sycamore Tree Surgeons
Ward: Stakes

Recommendation: **GRANT TPO CONSENT**

1 Site Description

55 Stakes Hill Road, Waterlooville, PO7 7LD

2 Planning History

93/58682/000 - Single storey rear/side extension and demolition of existing garage.,
WD,25/04/1994
05/58682/001 - Application for crown reduction of 30% and crown thin by 10% a
Common Ash (T1) of TPO 1571., NPW,10/11/2005
06/58682/002 - Two storey side and rear extension., REF,19/01/2007
09/58682/003 - Application to prune Common Ash tree (T1) back to old pruning
points, subject to TPO 1571., PERM,18/05/2009
APP/11/01256 - Reduce height by 2m and sides by 1m all round, crown raise to 3m,
1No. Ash tree (T1) subject to TPO 1571., PERM,19/10/2011
GEN/13/01128 - Request for advise on diseased tree., ,07/02/2014
APP/14/00758 - Crown reduce 1No. Ash by 2m to previous pruning point, subject to
TPO 1571., PERM,21/08/2014

3 Proposal

Crown reduce by 2m 1No. Ash, subject to TPO 1571.

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

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 semi mature Ash tree. The tree is located to the side of a corner property in Stakes Hill Road within the Waterloo area. The tree is situated near the northern side of the dwelling and has unrestricted views from the main road and the adjacent cul-de-sac running parallel to the property's northern boundary line. Gravel has been laid to surround the base of main stem and close to the northern sector is the boundary line hedge, with the public footpath beyond. There are signs of several previous limb removals on the main stem between 2.5m and 3m from ground level and these wounds have occluded well. The tree appears to be displaying what is normal in vigour and vitality. The application specifies a crown reduction by 2m, which will reduce the branches back to the previous pruning points and will remove the regrowth to achieve the stated reason for the works, which is to remove the furthest extending branches away from the building. The works will result in only small diameter wounds that will not detriment the health of the tree. The works would be

considered reasonable cyclical management considering the tree's previous management and the tree's size in relation to its proximity to the dwelling. This will help to maintain a harmonious relationship between the tree and the residents without any significant loss of amenity value currently offered by the tree.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00105

(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 2m 1No. Ash, subject to TPO 1571.
Reason: To safeguard the health and well being of the tree and its importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 24/03/18.
Reason: To control the timing of the works.