
Site Address: 33 Cavendish Drive, Waterloooville, PO7 7PJ
Proposal: Reduce height and sides 1No. Oak (T1) by 2m back to previous pruning points and reduce height 2No. Oaks (T2 and T3) by 2.5m and sides by 2m back to previous pruning points. All 3 trees subject to TPO 1492.
Application No: APP/17/00208 Expiry Date: 21/04/2017
Applicant: Mrs Cooper
Agent: Mr A Kaye Case Officer: Jamie Gargett
Blendworth Tree Surgeons
Ward: Waterloo

Recommendation: **GRANT TPO CONSENT**

1 Site Description

33 Cavendish Drive, Waterloooville, PO7 7PJ

2 Planning History

03/59996/005 - Application to crown raise to a height of 8m and crown reduce to previous pruning points an English Oak (T1) subject to TPO 1492., PERM,04/03/2003
02/59996/004 - Application to crown reduce, crown raise and remove a limb from an Oak (T2) subject to TPO 1492., PERM,10/01/2003
98/59996/003 - Crown raise to 6 metres an Oak tree (T2) subject to TPO 1492, PERM,19/03/1998
96/59996/002 - Crown raising to 6 metres and reduction of spread to the western side to 1 metre to 2 Oaks covered by TPO 1492 , PERM,08/11/1996
95/59996/001 - Crown reduction of 30-40% of 3 Oaks subject to Tree Preservation Order 1492., PERM,23/10/1995
95/59996/000 - Crown reduction by 30% and 40% of Oak trees covered by TPO 1492, PERM,26/05/1995
06/59996/006 - Application for crown reduction of 20% and crown raise to 4m to 3No. Oak trees (T1, T2 and T3) of TPO 1492., PERM,17/05/2006
APP/10/00333 - Crown reduction of 20% back to where previously cut and crown thin by 10% 2No. Oak trees subject to TPO 1492, and crown reduction of 30%, and crown thin by 10% 1No. Oak tree subject to TPO 1492., PERM,24/08/2010
APP/14/00342 - Crown reduce 2No. Oak trees (T1 and T2) by 4m subject to TPO 1492., PERM,13/05/2014
APP/14/00368 - Fell 2No. Oak trees (T1 & T2) subject to TPO 1492., REF,22/05/2014
APP/15/00201 - Crown reduce to previous pruning points 1No. Oak subject to TPO 1492., PERM,08/04/2015
GEN/15/00397 - Information regarding subsidence and TPO., ,13/04/2015

3 Proposal

Reduce height and sides 1No. Oak (T1) by 2m back to previous pruning points and reduce height 2No. Oaks (T2 and T3) by 2.5m and sides by 2m back to previous pruning points. All 3 trees subject to TPO 1492.

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: 2

Comment	Officer Comment
I completely support this planning application APP/17/00208 as oak tree T3 is located on the border of the applicant's property and my property. The tree is significantly closer to my property at no.4 Cavendish Close than to the applicant's property and therefore, I would have hoped for and vehemently supported a greater reduction to the height and sides of tree T3. Large and thick branches have previously been ripped from T3 during weather storms and the current height and width of tree T3 poses a constant danger to the inhabitants and property at no. 4 Cavendish Close.	Noted
I have received advice regarding APP/17/00208 and would like to make a comment in support of the application. Tree T2 (the oak that touches our rear fence) has been a	Noted

thorn in our sides for some 30 years. It has been trimmed/pruned on many occasions (some at our expense) since the TPO was placed upon it by the previous owner of 33 Cavendish Drive without any notification to us or our neighbours. We knew nothing about the TPO, nor did my neighbours, until my wife and I returned from leave. Therefore, none of us were ever given the opportunity to oppose the application for a TPO. Very sadly the amount of pruning approved on all occasions has been extremely small, too small in my opinion to achieve the desired effect. It is a huge bifurcated tree whose roots were the cause of subsidence of our property some 25 years ago and as it is only 7m from the rear of our property it constantly causes us great concern. I would like to fully support APP/17/00208 as far as it goes.	

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 three mature Oaks trees that are located at a property in Cavenish Drive, Waterlooville. All the Oaks reside in the rear garden of the property and as such have restricted views from the street scene with only brief glimpses between the dwellings and above the rooftops. The application requests works to reduce the first of these Oaks overall by 2m back to its previous pruning points. This Oak is the nearest of the trees to the property and is located approximately halfway down the garden. The canopy is well balanced with the southern sector of the canopy extending as far as the boundary with the neighbouring garden. The base of the main stem is entirely surrounded by a wooden bench and therefore it could not be assessed

as to its condition. Within its canopy is the presence of some deadwood and the evidence of previous pruning. This Oak is exhibiting reduced vigour and vitality. The overall reduction of 2m is considered reasonable cyclical management for a tree of its size and location within the garden and would maintain the canopy spread from encroaching over the boundary. This would manage any excessive shading and maintain a harmonious relationship between the tree, the garden and the residents. The remaining two Oaks are located near the rear boundary at opposite sides of the garden. Both canopies extend over the eastern rear boundary line into neighbouring gardens. Both main stems are set amongst shrubs, however there are some visible signs of mechanical damage to the northern Oak's base. Within the canopies are signs of some deadwood and the evidence of previous pruning, however both appear to be displaying what is normal in vigour and vitality. The proposed height reduction of 2.5m and side reduction of 2m would reshape the canopy as well as providing reasonable cyclical management. This will also reduce the encroachment over the boundaries into the neighbouring gardens and reduce any shading nuisance to the residents. The works within this application would neither detriment the health of the Oaks or any public amenity value.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00208

(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: Reduce height and sides 1No. Oak (T1) by 2m back to previous pruning points and reduce height 2No. Oaks (T2 and T3) by 2.5m and sides by 2m back to previous pruning points. All 3 trees subject to TPO 1492.
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 21/04/18.
Reason: To control the timing of the works