

## DELEGATED OFFICER REPORT

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Site Address: 3 Farm Cottages, Lower Road, Havant, PO9 3LJ  
Proposal: 1No Holm Oak (T1) reduce North facing branches from 10 meter length by 2 meters to 8 meter length. Reduce South facing branches from 10 meter length by 2 meters to 8 meter length. Reduce West facing branches from 7 meter length by 1.5 meters to 5.5 meter length. Reduce East facing branches from 10 meters by 2 meters to leave an 8 meter length. Reduce 18 meter height by 2.5 meters to leave a height of 15.5 meters. Remove low hanging northern branch back to branch bark union on the main branch it grows from. Tree subject to TPO 0496 (T36)  
Application Type: Works to TPO Tree  
Application No: APP/24/00848 Expiry Date: 26/12/2024  
Applicant: Mr Paul Flint  
Agent: Mr Michael Miller Case Officer: Tree Officer  
South Downs Tree Services Ltd  
Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

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### 1 Site Description

3 Farm Cottages, Lower Road, Havant, PO9 3LJ

### 2 Planning History

GEN/10/00512 - Alteration to approved planning application incorporating addition to rear of new property, ,17/08/2010 11:44:03  
APP/10/00532 - , UNK,  
APP/11/00005 - Construction of 2No. 2 bed detached bungalows incorporating new access and parking., WD,10/03/2011  
APP/12/00120 - Crown raise 1No. Holm Oak tree (T36) to 6m over highway, 4m to the east and cut back and balance over garden, subject to TPO 0496. , PERM,23/03/2012  
GEN/12/00913 - Proposed alterations to dwelling approved under planning permission APP/10/00533 and APP/12/00160, ,13/09/2012 17:17:10  
APP/14/00511 - Discharge of Condition No. 4 of Planning Permission APP/10/00533., PERM,03/06/2014  
APP/14/01040 - Variation of Condition No. 16 of Planning Permission APP/10/00533 (which granted permission for construction of 1No. detached 4 bed house with car port and altered access to Lower Road) to substitute approved drawings with revised plans seeking to regularise discrepancies in ground/eaves/ridge levels and finished floor levels in development undertaken on site., PERM,28/11/2014  
GEN/15/00577 - TPO check/works., ,27/05/2015 10:55:44  
GEN/15/00970 - Proposed siting of mobile home., ,07/10/2015 10:09:26  
APP/15/01204 - Single storey rear extension, single storey protruding bay window to front elevation and use of garage as office space., PERM,21/12/2015  
APP/16/01236 - Tree works., WD,13/01/2017  
APP/18/01151 - Crown reduce by no greater than 3m on Eastern sector 1No. Holm Oak (T1 on supplied plan), crown reduce by no greater than 3m on Western sector to reduce overhang to 3rd party garage and crown lift on Western sector as required to provide 1m clearance to 3rd party garage, subject to TPO 0496., PERM,21/12/2018

GEN/19/00158 - Pre-application meeting - change of use., INV,  
GEN/19/00219 - Class usage check., ,27/03/2019 10:08:05  
APP/21/00873 - 1No. Holm Oak (T36) Reduce crown by up to 1.5 metres to provide satisfactory clearance at the following specific points: telephone wire x 2 on east side; eaves and roof of 3 barn cottages on south east side; garage roof at adjacent property on west side. Raise crown by 1.5 metres over road to provide statutory clearance and 1 metre elsewhere, to provide general improved clearance below tree and specifically improved clearance over garage at adjacent property on west side. Subject to TPO 0496 within conservation area of Old Bedhampton., PERM,19/10/2021  
GEN/21/01136 - Removal of TPO trees, NFA,09/11/2021  
GEN/23/00006 - Proposed solar panels., ,17/01/2023 13:39:38

### **3 Proposal**

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### **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**

**Councillor Liz Fairhurst - Bedhampton**

**Councillor Michael Lind**

**Councillor Phillipa Gray**

**Landscape Team, Havant Borough Council**

**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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                         | Officer Comment |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| We are very happy with this proposal as we feel it address our concerns and we want to make sure that this proposal is carried out fully and satisfactory taking into account the need. It takes a long time to arrange these applications and the last time the tree surgeon was only here 35 minutes and was not able to reduce it at all just trim some branches and we've had the same problems ever since. | Noted           |

## 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 recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.

7.3 The works applied for appear to be reasonable management for this tree and are unlikely to detriment the public amenity offered to the area, the height of the tree is reduced and the lateral aspects are being managed so as to ensure that the tree continues to be sustainable in its location.

## 8 **Conclusion**

Recommend permit

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## 9 RECOMMENDATION:

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00848 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 works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.  
**Reason:** To control the timing of the works