
Site Address: Land behind 72A Lower Road, Havant, PO9 3LJ
Proposal: 2No. Sycamore trees (outside No.4 Maple Wood), crown reduce height by up to 5m and width by 2.5m, starting height 20m finishing height 14m, starting width 10m finishing width 7.5m, crown lift from ground level to 6m removing lowest limbs, subject to TPO 0575 within A1.
Application Type: Works to TPO Tree
Application No: APP/23/00592
Applicant: Mrs Birtall
Agent: Mr Barrett
Ward: Bedhampton
Expiry Date: 12/10/2023
Case Officer: Tree Officer
High Crown Tree Surgeons

Recommendation: **SPLIT DECISION**

1 Site Description

Land behind 72A Lower Road, Havant, PO9 3LJ

2 Planning History

02/67017/001 - Crown reduction and deadwood a Sycamore tree within the rear garden of 72a Lower Road subject to Area A1 of TPO 575., PERM,05/07/2002
02/67017/000 - Reduce the north west sector by 2/3m on a Sycamore tree within the rear garden of 72a Lower Road subject to Area A1 of TPO 575, PERM,21/03/2002
APP/15/00964 - Reduce height of 1No. Sycamore by 5m and width by 4m; reduce height of 1No. Sycamore by 7m and width by 4m; both within A1 of TPO 0575. , WD,23/09/2015

3 Proposal

2No. Sycamore trees (outside No.4 Maple Wood), crown reduce height by 6m and width by 2.5m, starting height 20m finishing height 14m, starting width 10m finishing width 7.5m, crown lift from ground level to 6m removing lowest limbs, subject to TPO 0575 within A1.

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 D Guest

Councillor Liz Fairhurst - Bedhampton

Councillor Phillipa Gray

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: Not applicable.

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 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. Desk-based report considered appropriate due to clear history of pruning evident from Google Streetview.

7.3 The application trees are visible from Maple Wood as well as the more immediate properties.

7.4 The tree has been subject to previous applications to reduce the crown, which was carried out and which appears to have been allowed to lapse in recent years. The regrowth is a few metres and will be less well attached than natural growth. The trees are dominant in the location and are relatively exposed to winds from most directions. It is advisable to reduce the trees to the previous reduction points without damage to the knuckles.

7.5 The applicant proposes to crown lift to 6m: this is unacceptably high in the given location, and paired with a reduction will result in the loss of an unacceptable volume of live mass. For the location, 4m is sufficient clearance for domestic vehicles and access.

7.6 The works will not result in a significant or permanent loss of amenity as the trees will be retained at a good size so they are in line with CS16 and DM8.1 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

8 **Conclusion**

It is recommended that the works to the trees should be granted a split decision subject to conditions:

8.1 That the Head of Place be authorised to REFUSE IN PART the application to 2 x Sycamores located outside property 4 Maple wood to carry out an all crown reduction to 5 metres and in width by 2.5 metres. Starting height: 20 metres Finishing height: 16 Metres Starting width: 10 metres Finishing width: 7.5 Metres Crown lift 2x sycamores from ground level to 6 metres removing lowest limbs.

Reason:

The trees are significant features in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement

8.2 That the Head of Place be authorised to GRANT CONSENT for the following works: 2 x Sycamores located outside property 4 Maple Wood to reduce in height to the previous pruning points (this may be less than 5m reduction in some instances) to leave the tree at around 16m in height. To crown lift to 4.0m above ground level. No cut to be greater than 75mm in diameter.

Reason:

To allow reasonable works without threatening the long-term viability of the trees.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **SPLIT DECISION** for application APP/23/00592 for the following reasons

- 1 The trees are significant features in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

- 2 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.

- 3 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.

- 4 No resulting wound will be greater than 75mm in diameter.

Reason: To limit the exposed heartwood and likelihood of pathogen ingress.