

DELEGATED OFFICER REPORT

Site Address: 91B Purbrook Gardens, Waterloooville, PO7 5LE
Proposal: Fell 1No. Scots Pine. Tree subject to TPO 1293.
Application Type: Works to TPO Tree
Application No: APP/24/00857 Expiry Date: 11/12/2024
Applicant: Mrs Christine Hall
Agent: Mr S Jordan Case Officer: Tree Officer
 S Jordan Tree Surgery
Ward: Purbrook

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

91B Purbrook Gardens, Waterloooville, PO7 5LE

2 Planning History

97/62501/000 - To fell Pine tree within rear garden covered by TPO 1293, REF,12/08/1997
GEN/13/00755 - 245 houses shared between HBC and Winchester. , ,07/10/2013 17:34:37
APP/17/00414 - Approval of the siting, scale and appearance of the Youth Shelter is sought. The following plans are submitted for approval; Town Park Masterplan - D2403 L.100 Rev 03 Detailed Hard Landscape Plan - Skate Park, MUGA & Youth Shelter - D2403 L.206 Rev 7 Detailed Soft Landscape Plan 4 of 4 - D2403 L.304 Rev 6 Indicative Site Sections D - d - D2403_L.453 Rev Landscape Design Statement A4 Hoop Shelter A4 Hoop Shelter Dimensions Photo examples of the proposed youth shelter, UNK,
APP/18/00952 - Phase 8 Written Scheme of Investigation for Archaeological Strip, Map and Record Investigation, UNK,
APP/19/00302 - Application for non-material change to Planning Permission
APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage., PERM,12/04/2019
GEN/19/00853 - Conversion of car ports into garages., UNK,
APP/20/00124 - Fell 1No Pine, subject to TPO 1293., REF,21/08/2020
APP/21/00643 - Application for Deed of Variation to S106 dated 30 March 2012 pursuant to Planning Permission APP/10/00828., PERM,
GEN/21/00821 - COPY DOCS- REF 31824/1 Decided 28/11/1986,18/08/2021
GEN/22/00291 - Pine Tree advice, UNK,22/03/2022
GEN/22/00943 - Pre-application for the Wayfinding Strategy at Berewood Major Development Area (MDA). , ,31/05/2023 09:46:23
GEN/23/00537 - Tree application query, ,19/06/2023 13:55:40
GEN/23/00717 - Copy docs - Officers report for the planning permission
APP/10/00828, ,15/08/2023
GEN/23/00939 - Woodland Management Plan for Berewood. Felling of 188No. trees (mainly Ash) within Preservation Order covered by 10 year felling licence - is separate consent required?
GEN/24/00723 - CopyDocs - Request for a copy of Section 106 Agreement: PT252243, ,22/08/2024
APP/24/00578 - Reserved Matters application pursuant to outline application

APP/10/00828/ (and WCC 10/02862/OUT) and approval of conditions 6 (i) a), b), c), and d), and conditions 3, 6 (ii) a), b), e), f), i) o), 7, 10 and 11, for approval of landscape detail and access for the town park and layout and appearance of the park and multiple sports area., DEL

GEN/24/00865 - Request for consultation regarding Discharge of conditions 3, 6 (ii) a) b) c) e) f) i) l), and 11 of planning consent 10/02862/OUT. UNK

3 Proposal

Fell 1No. Scots Pine. Tree subject to TPO 1293.

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 Antonia Harrison

Councillor Ms C Diamond - Purbrook Ward

Councillor Paul Tansom

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
As per previous refusals: "The tree is a significant feature in the local landscape and appears to be in	Noted

adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."	
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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 tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8 **Conclusion**

Recommend refuse

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for application APP/24/00857

(A)

(B) for the following reasons/subject to the following conditions

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.