
Site Address: 5 Haydock Mews, Waterloooville, PO7 8NQ
Proposal: 1No Oak reduce height by 5 metres from 13 metres, leaving a height of 8 metres. Reduce the width from 9 metres by 3 metres, leaving a width of 6 metres. Subject to TPO 1102.
Application Type: Works to TPO Tree
Application No: APP/23/00878 Expiry Date: 23/01/2024
Applicant: Mr N Midgley
Agent: Mr A Kaye Case Officer: Tree Officer
Ward: Cowplain

Recommendation: **SPLIT DECISION**

1 Site Description

5 Haydock Mews, Waterloooville, PO7 8NQ

2 Planning History

01/59340/002 - Crown reduce by 20% 2 Turkey Oak trees (T15 & T16) at 5 Haydock Mews subject to TPO 1102., PERM,12/11/2001
97/59340/001 - Retention of conservatory to rear and new 2.4m high timber fence along the northern boundary, PERM,27/03/1997
94/59340/000 - Reduce limbs, growing toward house and shed, by 3m and raise crowns to 4m and two Turkey Oaks covered by TPO 1102., PERM,14/09/1994
05/59340/003 - Application to crown thin by 20% and for crown reduction of 20% two Turkey Oaks (T15) and (T16) of TPO 1102., PERM,05/12/2005
APP/10/00914 - Crown reduce by 25% 3No. Turkey Oak trees subject to TPO 1102. , PERM,07/02/2011
APP/14/00237 - Crown reduce 2No. Oaks (T14 & T15) by 1.5m back to previous pruning points and remove epicormic growth, subject to TPO 1102., PERM,04/04/2014
APP/18/00881 - Reduce height and spread of 1No. Turkey Oak (T16) to retain 8m height and crown spread of N2; E2; S3; W2 (crown spread reduction to previous pollard points). Reduce 1No Turkey Oak (T15) to previous pruning points. Both trees subject to TPO 1102., PERM,12/10/2018
APP/21/00935 - Single storey front infill extension., PERM,03/11/2021
GEN/23/00456 - 2 Oaks - Dead, dying and dangerous - see email for photos in Dropbox, ,21/06/2023

3 Proposal

1No Oak reduce height by 5 metres from 13 metres, leaving a height of 8 metres. Reduce the width from 9 metres by 3 metres, leaving a width of 6 metres. Subject to TPO 1102.

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 Andrew Briggs

Councillor D Keast - Cowplain

Councillor Neil Bowdell - Cowplain

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: 9

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.

7.3 T1 is an oak growing in the garden of No 5 Haydock Mews. It is clearly visible as you turn into the road, T1 oak is of high amenity value and appears to be in good condition.

7.4 It has been previously reduced and regrowth is up to 2m.

7.5 The proposed works will reduce the amenity of the tree below that of recent years and management operations. They will also remove the existing reduction points which are established and help the tree to defend against the ingress of decay. This could be harmful to its ongoing health and vitality.

7.6 The British Standard 3998: 2102 Tree works paragraph 7.7.3 states that '*.. to maintain the reduced crown as a framework for cyclic management where but the new branches are periodically cut back to their points of origin (as in pollarding)*' This is because the reaction wood that forms the knuckle is a much denser and more resistant.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for works to reduce T1 below the existing reduction points to leave the tree at 8m in height and 6m in width.

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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for works T1 oak reduce recent regrowth back to existing reduction points, taking care not to damage the reaction wood.

- 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