
Site Address: 5 Ladybridge Road, Waterlooville, PO7 5RP
Proposal: 1 No. Oak tree remove 3 metres from the limb to the east (leaving 4 metres). Crown reduction to leave 2 metre clearance from No.3 and No.5 Ladybridge Road. Tree subject to TPO 1420.
Application Type: Works to TPO Tree
Application No: APP/24/00044 Expiry Date: 20/05/2024
Applicant: Mrs C Hill
Agent: Case Officer: Tree Officer
Ward: Purbrook

Recommendation: **SPLIT DECISION**

1 Site Description

5 Ladybridge Road, Waterlooville, PO7 5RP

2 Planning History

07/62169/000 - Crown lift to 2.5 metres (maximum); crown thin by 10% and crown clean an Oak tree (T1) subject to TPO 1504. , PERM,29/10/2007
APP/12/00511 - Crown thin 1No. Oak (T1) by 15%, crown raise to 6m and remove two lowest limbs on the south eastern side to balance tree. Tree subject to TPO 1504., PERM,04/07/2012
GEN/19/00440 - Conversion of integral garage to playroom/study and installation of new window to front., , 11/06/2019 11:55:57
APP/19/00725 - Garage conversion to create playroom/study., PERM,01/10/2019
GEN/20/00422 - 1No Oak movement of root plate., UNK,
GEN/20/00758 - COPY DOC'S - Copy of TPO's 0990, 1007 & 1420., , 01/10/2020
APP/21/01055 - Fell 1No. Oak (T1), subject to TPO 1504., REF,02/11/2021

3 Proposal

1 No. Oak tree remove 3 metres from the limb to the east (leaving 4 metres). Crown reduction to leave 2 metre clearance from No.3 and No.5 Ladybridge Road. Tree subject to TPO 1420.

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 Husky Patel

Councillor Ms C Diamond - Purbrook Ward

Councillor Ryan Brent

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: 18

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 The application tree is visible from the public realms of the Ladybridge Road from several perspectives.

7.4 The tree is a large oak growing between two properties. It has been lifted quite considerably in past pruning interventions, leaving it with a long clear stem. It is one of only few large stature trees in the location.

7.5 The application does not state any reasons for the works. Clearance of 2m to properties is reasonable, but I can't see any reason to reduce the eastern branch more significantly. The photo indicates somewhat different dimensions to the specification, so there is potential for a large wound to result, potentially exposing heartwood.

7.6 There is no record of disease or increased likelihood of failure. The photographs supplied do not evidence any issues. Deadwood is exempted from consent so does not need permission.

7.7 The reduction of the eastern limb will reduce the amenity slightly and reduce the tree's capacity for photosynthesis. Given there will be other wounds inflicted to achieve the 2m clearance to both properties, unnecessary reduction of potential energy is to be avoided.

7.8 It is reasonable to carry out minor pruning works to remove deadwood (exempt) and to prune back overhanging branches to a lesser extent than proposed.

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 1 No. Oak tree to remove 3 metres from the limb to the east.

Reason: to safeguard the future of the tree. No reason is stated for the proposed works, as required by the standing guidance. Without substantive evidence that the works are necessary, they are not acceptable.

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for works for Crown reduction on lower branches to achieve 2 metre clearance from No.3 and No.5 Ladybridge Road. Maximum cut size 65mm diameter.

Reason: to allow reasonable works without threatening the long-term viability of the trees. To reduce the potential for contact and damage with properties. To retain the key crown characteristic of the tree which giving reasonable clearance to structures.

- 1 The tree is 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 pruning/surgery for which consent is hereby granted shall not result in:

(a) any cut size of greater than 65mm in diameter.

Reason: to limit the impact to the tree.

- 4 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.