
Site Address: 113 London Road, Cowplain, Waterloooville, PO8 8XJ
Proposal: 1No Common Oak (T1) crown reduction on south side to previous pruning points. Subject to TPO 1487.
Application Type: Works to TPO Tree
Application No: APP/24/00086 Expiry Date: 01/04/2024
Applicant: Mr Todd
Agent: Chris Freeborn Case Officer: Tree Officer
Ward: Cowplain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

113 London Road, Cowplain, Waterloooville, PO8 8XJ

2 Planning History

93/56320/004 - Demolition of existing bungalow erection of replacement dwelling and detached garage with playroom above., PERM,14/07/1993
91/56320/000 - Redevelopment of site to provide 2 No. 2 bed and 2 No. 1 bed units with associated parking and shared facilities, PERM,30/01/1992
92/56320/001 - Raise crown to 4m, thin crown by 20% max and lightly trim (1m max) north and east sectors of crown of Oak covered by TPO 1487., ZHIS,24/06/1992
92/56320/002 - Two storey block of 3 flats with associated parking., WD,13/07/1992
92/56320/003 - Demolition of existing dwelling and erection of detached four bedroom house with integral double garage., PERM,17/12/1992
APP/11/01597 - Crown thin by 15% 1No. Oak tree (T1) subject to TPO 1487., PERM,07/12/2011
APP/17/00997 - Crown reduce by 2m where required to reshape leaving a crown spread/radius of no less than 4.5m, 1No. Oak. Subject to TPO 1487., PERM,23/10/2017
GEN/17/01234 - Development site at rear of 111 London Road - query whether building is progressing according to approved plans (APP/16/00545), 16/10/2017
GEN/18/00519 - Planning provision for dwellings; query relating to placement of gate to end of road., 23/05/2018 10:28:14
APP/21/00019 - Crown reduce 1No. Oak (T1) by 2.5m on south sector (lateral branches only) leaving a crown spread of 10m. Subject to TPO 1487., PERM,18/03/2021

3 Proposal

1No Common Oak (T1) crown reduction on south side to previous pruning points. Subject to TPO 1487.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
By the applicant's own admission this oak tree is not diseased, about to fall down or cause damage to property so should be allowed to flourish as nature intended. It could be argued 1a Arun Close should never have been allowed to be built so close to this beautiful tree.	Thank you for your comments, they have been considered in in line with council policy and best arboricultural practic.

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 a Mature oak tree located in the back garden of property. Visible from London Road. Has been previously reduced.

7.4 The works suggested are deemed reasonable, south side of the tree is encroaching towards the property, this will maintain clearance between the tree and property.

7.5 The works will not result in a loss of amenity to the area so are in line with CS16 and DM8.1 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework, but they works do limit the exposure of risk to further claims..

8 Conclusion

It is recommended that the works to T1 should be consented

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00086

(A)

(B) for the following reasons/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