

---

Site Address: 102 Greenfield Crescent, Waterlooville, PO8 9EL  
Proposal: 1No Oak (T1) crown raise up to 4m from ground level with removal of all major deadwood. Crown reduction of up to 3m in height and 2m on lateral branches all around the crown to leave a crown height of 10m and a width of 7m. Subject to TPO 0954.  
Application Type: Works to TPO Tree  
Application No: APP/24/00366 Expiry Date: 25/07/2024  
Applicant: Michelle Dean  
Agent: Mr Hillebrandt Case Officer: Tree Officer  
JH Tree Services Hampshire  
Ltd  
Ward: Cowplain

Recommendation: **SPLIT DECISION**

---

## **1 Site Description**

102 Greenfield Crescent, Waterlooville, PO8 9EL

## **2 Planning History**

97/58211/001 - Single storey front extension, canopy to front and two storey side extension, PERM,02/05/1997

07/58211/002 - Erection of a conservatory to rear. , PERM,16/07/2007

GEN/15/00343 - Dead and dangerous trees., ,06/04/2015 10:38:51

APP/17/00016 - Remove dead wood 1 No. Oak (T1). Remove lowest limb 1 No. Oak (T2) on western sector. Both trees within Woodland W1, subject to TPO 0954. , PERM,17/02/2017

## **3 Proposal**

1No Oak (T1) crown raise up to 4m from ground level with removal of all major deadwood. Crown reduction of up to 3m in height and 2m on lateral branches all around the crown to leave a crown height of 10m and a width of 7m. Subject to TPO 0954.

## **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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b> | <b>Officer Comment</b> |
|----------------|------------------------|
|                |                        |
|                |                        |
|                |                        |
|                |                        |
|                |                        |

## **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 this tree and whether this could also be harmful to the ongoing health and vitality of the tree.

7.2 This report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any detail.

7.3 T1 is a small maturing English oak tree that stands adjacent to the eastern rear garden boundary of the property. The oak tree stands in Padnell Cut Woods and is owned

and managed by others. The tree forms part of the important woodland edge and contributes to the sylvan landscape of this area. The application form is supported by a photograph of the tree, which shows a reasonably shaped tree with some minor deadwood evident in the canopy. The tree can be viewed from the public bridleway at Sheepwash Road, and the woodland area is widely accessible by the public. The tree can also be viewed from the public highway at Greenfield Crescent. Therefore, the tree provides visual amenity, canopy cover and contributes to the ecosystem services of the area.

7.4 The reasons proposed for the pruning works are to maintain the size of the tree in the area it is located in, and because some branches have broken off and fallen into the garden of the property. The applicant notes that the tree has not been maintained for 20 plus years. No evidence regarding the broken branches or the timing and frequency of any previous tree maintenance have been provided in the application.

7.5 The application form does not offer any concerns over the health and condition of the tree.

7.6 The proposal to crown raise the tree to 4m to provide clearance over the rear garden appears to be reasonable, and this straightforward pruning is unlikely to be detrimental to the trees long term health and vitality.

No compelling arboricultural reasons to carry out a crown reduction to the tree have been offered, and the proposed extent of crown reduction also appears to be excessive.

7.7 The proposed works would have a detrimental impact on the amenity value of the area, and wildlife, and would not be in accordance with Policy CS16 and DM8.1 of the Core Strategy (2011).

## 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 T1 Oak: Crown reduction of up to 3m in height and 2m on lateral branches all around the crown to leave a crown height of 10m and a width of 7m.

Reason for refusal:

The tree is an important feature in the local landscape and appears to be in reasonable physiological and structural condition. The proposed works would result in unnecessary canopy reduction with an associated risk of harm to the tree, the loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8.1 of the Havant Borough Core Strategy 2011 and the

National Planning Policy Framework.

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for works T1 oak crown raise to no higher than 4m above ground level above the rear garden of 102 Greenfield Crescent only.

The removal of deadwood is considered to be excepted works and may be carried out as necessary.

- 1      The tree is an important feature in the local landscape and appears to be in reasonable physiological and structural condition. The proposed works would result in unnecessary canopy reduction with an associated risk of harm to the tree, the loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8.1 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.
  
- 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