
Site Address: 43 Pook Lane, Havant, PO9 2TH
Proposal: 1No Oak cut back branches to limb base of branch as marked in photos 1, 2 and 3. Within G1 subject to TPO 0460.
Application Type: Works to TPO Tree
Application No: APP/23/00879 Expiry Date: 08/02/2024
Applicant: Mrs T Grendall
Agent: Case Officer: Tree Officer
Ward: St Faiths

Recommendation: **SPLIT DECISION**

1 Site Description

43 Pook Lane, Havant, PO9 2TH

2 Planning History

97/50832/001 - Retrospective Application for creation of Self Contained Granny Annexe and conversion of integral garage to kitchen, WD,01/08/1997
97/50832/002 - Creation of self contained Granny Annexe (retrospective) and construction of new detached garage to south of dwelling, PERM,21/10/1997
GEN/22/00836 - Removal of a tree limb - tree has a TPO, UNK,

3 Proposal

1No Oak cut back branches to limb base of branch as marked in photos 1, 2 and 3. Within G1 subject to TPO 0460.

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 Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

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: 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 refusal of consent will place the local authority in a position of risk in refusing works to mitigate indirect damage to a neighbouring property.

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 43 Pook Lane. It is of very high amenity, being the end tree on a row screening the busy A27 where it crosses Pook Lane . It appears to be in good condition and the applicant has not cited any concerns over its condition.

7.4 Reasonable clearance to the property can be achieve without significant loss of amenity. Suggest 3-3.5m is acceptable.

7.5 The proposed works include some large pruning cuts that would not be possible to do within the British Standard 3998: 2102. Suggest limiting the size of the cuts to reduce the

impact to the tree: 75mm in diameter will limit the amount of any heartwood that is exposed.

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 the following works: to cut back branches to limb base of branch as marked in photos 1, 2 and 3.

Reason: The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's 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 National Planning Policy Framework 2023.

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for the following works: prune lateral branches to create a clearance of 3 to 3.5m from all built structures within No 43 Pook Lane. Cuts to be done at good target pruning points and the wound size to be limited to a maximum of 75mm in diameter.

- 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

- 3 No resulting wound will be greater than 75mm in diameter.

Reason: to limit the exposed heartwood and likelihood of pathogen ingress