
Site Address:	Land to the rear of 20 South Street, Havant, PO9 1DA		
Proposal:	Fell 1No. Beech (T2) Subject to TPO 0979 and within St Faith's Conservation Area.		
Application Type:	Works to TPO Tree		
Application No:	APP/24/00091	Expiry Date:	02/04/2024
Applicant:	The Parchment Residents Association		
Agent:	Mr Fazackarley Michael Reed & Co Tree Service Ltd	Case Officer:	Tree Officer
Ward:	St Faiths		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Land to the rear of 20 South Street, Havant, PO9 1DA

2 Planning History

97/55490/003 - Listed Building Application for the installation of security grilles and security shutters to north east and west elevations

, PERM,03/12/1997

94/55490/002 - Notification of intention to reduce by 6'height of Holly tree in St Faiths Conservation Area.

, RNO,27/01/1995

APP/13/00906 - Crown reduce 1No. Beech (T2) by 3m, subject to TPO 0979; remove epicormic growth of 1No. Lime (T1), subject to TPO 1509., PERM,18/10/2013

APP/13/00925 - Reduce 1No. Bay by 3m in height, crown reduce 1No. Oak by 2.5m to previous pruning points; crown reduce 1No. Alder by 3m to previous pruning points; crown reduce 1No. Sycamore by 2.5m to previous pruning points; crown reduce 1No. Alder by 2.5m overall. All trees within Conservation Area of St Faiths., RNO,16/10/2013

GEN/15/00921 - Proposed use a single dwelling., ,15/09/2015

GEN/16/00309 - Enquiry regarding a listed building., ,20/04/2016

GEN/16/00606 - Refurbish a number of windows in house - property listed as Grade 2. , UNK,

GEN/20/00816 - Solar panels to concealed elements of roof of Grade II Listed Building., NFA,20/07/2023

APP/21/00550 - Tree works comprising:

crown lift 2No. Yews (plan ref T4 and T5) to 4 metres;

crown reduce height 1No Turkey Oak (plan ref T6) by 5 metres and spread by 5 metres to leave height of 12 metres and spread of 5 metres, achieving clearance from building of 2m plus crown lift of 5 metres;

crown reduce height 1No Turkey Oak (plan ref T7) by 8 metres and spread by 4 metres to leave height of 12 metres and spread of 5 metres, achieving clearance from building of 2m plus crown lift of 5 metres;

crown reduce 1No Yew (G11) by 5 metres to leave 5 metres, crown lift to 3 metres and achieve clearance of 2 metres from building/wall;

crown lift 1No. Juniper (plan ref T12) and 1No. Bay Laurel (plan ref T14) to 5 metres

over highway;
crown lift 1No. Juniper (plan ref T13) and 1No. Chamaecyparis (plan ref T15) to 4 metres over the access; reduce height of Eleagnus, Bay Laurel, Chamaecyparis (plan ref G22) by 3 metres and spread by 1 metre to leave 4 metres standing and provide clearance of 1 metre from garage;
crown lift 1No. Sycamore (plan ref T23) to achieve clearance of 2 metres from adjacent garage;
crown lift 1No. Sycamore (plan ref G25) to 5 metres over Hall Place;
remove 1No Purple Plum (plan ref T9);
remove 1No. young Elm (plan ref G9.1);
remove 1No Bay (plan ref G10);
remove 1No. Ash (plan ref T20);
remove 1No. Chamaecyparis (plan ref T21); all within Conservation Area of St Faiths and as per the tree condition survey submitted., RNO,06/07/2021
GEN/22/00611 - COPYDOC - copy of TPO 1501 dated 10 April 1992
, ,09/08/2022
GEN/22/00731 - COPYDOC - TPO No 1501 , ,15/09/2022

3 Proposal

Fell 1No. Beech (T2) Subject to TPO 0979 and within St Faith's Conservation Area.

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: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council

No landscape objection.

Property Management (formerly County Estates Department) Hampshire County

Council

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: 1

Comment	Officer Comment
[redacted] I wish to offer my full support for the application. The loss of such a mature and characterful tree is regrettable, but the bracket fungus is extensive and persistent and the consequent risks are undeniable. The failure of the tree is a question of 'when?' rather than 'will?'.	

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, though the presence of a known decay fungi has a bearing on the stability of the tree.

7.3 T2 is a large beech growing in the junction of a carpark, the rear of the application address and a private garden to the west.

7.4 There are multiple *Ganoderma* brackets present on the stem to a height of 1.5m. this produces a white rot in the heartwood and usually results in hollowing of the main stem – not always leading to structural failure but with a high target such as here a precautionary approach is advised.

7.5 T2 has high amenity, being one of the more mature in the area, visible from the main road to the side of the house where it fills the space pleasingly.

7.6 T2 has been reduced previously. The carpark has a tarmac surface and it's not possible to inspect roots.

7.7 Felling will remove the amenity completely, so replanting is required to replace this over time. The location is prime for planting so this may need the stump to be ground out.

7.8 The works are contradictory to CS16 and DM8.1 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework but there are overriding concerns with the condition of T2.

7.9 The requirement to replant will be in keeping with CS16 and DM8.1 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework

8 **Conclusion**

It is recommended that the works to the T2 should be consented

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00091

(A)

(B) for the following reasons/subject to the following conditions

- 1 In the first planting season following the date of felling; 1 replacement tree is planted. The tree should be a minimum 1.5 metres tall at the time of planting and should comply with BS3936:Part 1:1992. It should be planted at or near the site of the existing tree so it is visible from South Street.

It should be selected from the following species:

1. Sweet Gum – *Liquidambar styraciflua*
2. Walnut – *Juglans regia*
3. Indian bean tree – *Catalpa bignonioides* including cultivar 'Aurea'

or such other size, species, location or period of time as may be agreed in writing with the Council.

If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or die, or becomes in the opinion of the Council seriously damaged or defective:

- a) the Council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the Council unless the Council agrees to dispense with or vary the requirement.

Reason: To conserve and safeguard the visual amenities of the locality.