
Site Address: 3 Khandala Gardens, Waterloooville, PO7 5UA
Proposal: Crown raise 1No. Lime (T6, marked T1 on plan) to 7 metres on northern sector overhanging boundary and to remove growths as shown in photographs. Subject to TPO 1363.
Application Type: Works to TPO Tree
Application No: APP/24/00094 Expiry Date: 01/04/2024
Applicant: Miss K Choi
Agent: Case Officer: Tree Officer
Ward: Stakes

Recommendation: **GRANT TPO CONSENT**

1 Site Description

3 Khandala Gardens, Waterloooville, PO7 5UA

2 Planning History

APP/10/00416 - 2No. Lime trees - crown reduction by 20%, crown thin by 15% subject to TPO 1363 and crown raise to 5m. , PERM,29/11/2010

APP/10/00424 - First floor side extension. (Retrospective application.), PERM,20/09/2010

09/62863/007 - Construction of 1No. detached 5 bed house to rear of Crest House with new access to Khandala Gardens., WD,19/10/2009

APP/19/00573 - Crown reduce one Copper Beech (T4) by 2 metres and crown lift to 5 metres; Pollard Limes (T5 & T6) to a height of 12 metres (not back to the original points) and removal of epicormic growth to main scaffold limbs. Subject to TPO 1363.

, PERM,23/07/2019

APP/22/00349 - Fell 1 No. Copper Beech subject to TPO 1363., REF,01/09/2022

GEN/23/00126 - Copy docs - 91/54887 and 95/54887/2 , ,06/03/2023

3 Proposal

Crown raise 1No. Lime (T6, marked T1 on plan) to 7 metres on northern sector overhanging boundary and to remove growths as shown in photographs. Subject to TPO 1363.

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 Diana Patrick

Councillor Elizabeth (formerly Dianne) Lloyd

Councillor S Milne

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: 10

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. Desk-based report considered appropriate due to clear history of pruning evident from Google Streetview.

7.3 The application lime is protected by TPO ref: 1363 (HBC online mapping). It is clearly visible from the road and as a large, long-lived species, is considered to offer significant benefit in terms of public amenity.

7.4 The tree has been subject to previous applications to reduce the crown and appears to have been subject to cyclical works since. As is often the case with trees of this species, the previous pruning seems to have accelerated the growth of basal growth and stem epicormics; this growth is dense and detrimental to the visual appearance of the tree.

7.5 The applicant proposes to remove basal growth and crown lift to 7m above ground level, with works confined to the northern part of the tree where it overhangs 3 Khandala Gardens. This would require the removal of small diameter growth only and would not be detrimental to the long-term health of the tree. This growth is a reaction to past, consented management of the tree and its removal should now be considered routine maintenance, although would be preferable for it to be carried out around all sides of the tree for aesthetic purposes.

7.6 HBC may wish to impose a condition allowing this work to be repeated, without further application, for a period of ten years. This would reduce the burden of considering further applications for works which would be expected to be frequently necessary over this time period. The period of ten years is suggested in case of any significant changes in either site circumstances or approaches to arboricultural best practice.

7.7 The works will not result in a significant or permanent 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.

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/24/00094

(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 works hereby permitted may be repeated as necessary for a period of ten years from the date of this decision notice. Works beyond the scope of this permission will require a separate application.

Reason: To reduce the burden of applying for routine, cyclical works on the applicant and on the local planning authority in determining such applications.