
Site Address:	45 Hulbert Road, Waterloo, PO7 7NX		
Proposal:	Fell 1No Pine within G1 of TPO 1393.		
Application Type:	Works to TPO Tree		
Application No:	APP/24/00027	Expiry Date:	19/03/2024
Applicant:	Mr Hamilton		
Agent:	Mr Chris Freeborn	Case Officer:	Tree Officer
Ward:	Waterloo		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

45 Hulbert Road, Waterloo, PO7 7NX

2 Planning History

66/14810 - for the erection of 14 houses and garages on plots 25 to 38 inclusive, UNK,01/04/1966
GEN/15/00346 - Tree works on TPO, ,01/04/2015 09:14:29
GEN/15/00407 - Proposed planning permission for log cabin., ,30/04/2015 12:46:41
GEN/15/00509 - Further enquiry with regard to TPO trees, ,28/04/2015
APP/15/00539 - Crown lift 3No. Common Oak (T6, T15, T22) by 10m; crown reduce 1No. Pine (T12) by 3m; crown reduce 2No. Pine (T16, T17) by 4m; all subject to TPO 1393., ,22/06/2015
APP/15/00664 - Change of use of public amenity land to private amenity land and erection of 1No. log cabin for ancillary living accommodation (granny annex)., TPP,28/08/2015
APP/15/00684 - Remove 3 lowest limbs of 1No. Oak (T6); fell 1No. Oak (T8); remove 2 lowest limbs 1No. Oak (T9); crown reduce north sector of 1No. Pine (T12) by 3m; remove lowest limb 1No. Oak (T14); reduce lowest limb in southern sector of 1No. Oak (T15) by 4m; remove branches to northern sector 1No Pine (T16); reduce southern side of canopy by 2m of 2No Oaks (T20, T22); remove crossing branches from 1No Oak (G1), reduce southern side of canopy by 2m of 1No oak(G1), reduce northern side of canopy by 4m of 1No. Pine (G1), these 3No trees from G1 all trees subject to TPO 1037., , PERM,13/08/2015
APP/17/00462 - Retention of garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds; retention of flue and regularisation of fenestration on log cabin. (Retrospective application)., TPP,13/11/2017
APP/17/00956 - Fell 2No. Scots Pine, 1No. Common Yew and 1No. Oak, subject to TPO 1393., PERM,05/10/2017
APP/17/01295 - Tree works subject to TPO (T3) 1393, UNK,
APP/18/00034 - Tree works, UNK,
APP/19/00095 - Pine - Reduce by 6m to re-balance heavily weighted top. Oak 1 - Deadwood - Reduce large low limb overhanging cabin by 5m to reduce weight to prevent limb failure. Oak 2 - Deadwood - Reduce all lateral limbs by 5m to reshape and rebalance the crown., UNK,
APP/19/00428 - Single storey rear extension, addition of velux window.,

PERM,11/06/2019

APP/20/00191 - 1No. Pine (T1) reduce leaning top by 4m leaving 17m to remain; 1No. Oak (T3) reduce lateral by 3m and upper branch 4m leave 5m remaining; 1No Oak. (T4) reduce overhang by 5m and height by 4m leaving a height of 14m, subject to TPO 1393 within G1. (All work to suitable growth points), PERM,19/06/2020

GEN/20/00241 - Tree works - see photos in Idox., ,30/03/2020

APP/20/00632 - Retention of log cabin for permanent independent living as a separate dwellinghouse., UNK,

APP/20/01162 - Permanent Retention of Existing Log Cabin as ancillary accommodation., PERM,21/04/2021

APP/20/01163 - Permanent Retention of existing garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds and flue.

, PERM,21/04/2021

APP/21/00600 - Retrospective application for construction of carport & chicken coop., DEL,

GEN/23/01081 - DD Exemption - Dangerous tree - 1No. Corsican Pine - leaning over gardens in Cavendish Drive and covered by Woodland Order 1393, ,04/12/2023

GEN/24/00001 - Exemption for dangerously leaning Pine under TPO 1393, UNK,

3 Proposal

Fell 1No Pine within G1 of TPO 1393.

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 Gwen Robinson

Councillor Mike Seal

Councillor Peter Wade

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: 13

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.

7.3 T1 is a mature pine to the rear boundary of the plot. It borders a piece of church land on which grow tow very large cypress trees, screening the pine. For this reason the loss will have a low impact on amenity.

7.4 T1 pine has heaved historically though I could not see signs of recent movement, it is close to the fence – anecdotally a lot closer than it used to be. Two moderate size branches are loading the adjacent tree. If these break under wind loading there is an increased likelihood of failure as it appears the adjacent tree is supporting it.

7.5 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/24/00027

(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 In the first planting season following the date of felling; 1 replacement tree is planted. The tree should be a minimum of 1.5 metres tall at the time of planting and should comply with BS3936: Part 1:1992. It should be planted to the rear garden or along the boundary where there is room for it to develop a full canopy.

Tree to be selected from the following species:

1. English oak *Quercus robur*
2. Monterey Pine – *Rinus radiata*
3. Small leaved lime – *Tilia cordata*

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.

- 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

