
Site Address: 58 Silvester Road, Waterlooville, PO8 8TS
Proposal: Fell 4 no. Scots Pine (T1, T2, T3 and T4) subject to TPO group order 0788.
Application Type: Works to TPO Tree
Application No: APP/22/00515 Expiry Date: 08/07/2022
Applicant: Mrs Redman
Agent: Case Officer: Tom Gregory
Ward: Hart Plain

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

58 Silvester Road, Waterlooville, PO8 8TS

2 Planning History

03/62949/003 - Single storey front extension to existing garage and new roof to existing garage (resubmission). , PERM,07/03/2003
02/62949/001 - Crown reduce the longest lateral branch extending north by 3m on the 2nd Pine in from Glenwood Gardens (within G1) subject to TPO 0788 and deadwood all trees in group., PERM,05/11/2002
02/62949/002 - Single storey front extension to existing garage., REF,26/11/2002
97/62949/000 - Single storey rear extension and detached garage to front of property, REF,13/01/1998
09/62949/004 - Crown lift by 1m and crown clean 4No. Scots Pine trees subject to TPO 0788., PERM,07/09/2009
APP/11/01467 - Fell 2No. Scots Pine trees within Group 1 of TPO 0788. , REF,23/01/2012

3 Proposal

Fell 4 no. Scots Pine (T1, T2, T3 and T4) subject to TPO group order 0788.

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 Carly Scannell - Hart Plain

Councillor David Jenner

Councillor E Shimbart - Hart Plain

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Dear Sir We are writing in support of the felling of 4 Scots Pine trees. They have grown too tall, outgrown/dominate the area and there are lots of branches hanging down. If any of these are brought down in high winds they will cause damage to nearby property. The roots of one of the trees has come up in our garden causing the lifting of concrete. We are forever collecting cones, needles and bits of branches up. The pines are not attractive to look at due to their condition. Some different trees as suggested by Mrs Redman would give a much better appearance.	
See representation in Documents	

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 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

7.3 The trees in question make a positive contribution to local amenity. Reasons provided for the removal of these trees relate to size, safety, property damage and limited amenity. However, no evidence has been submitted to support this.

‘The presence and impact of pests, diseases or fungi that require work to be carried out to the tree(s) should be described in written evidence or diagnostic information from an arboriculturalist or other appropriate expert. Arboricultural evidence must be provided to support applications that suggest the tree has defects that may be of concern to the current or future safe retention of the tree or parts of the tree’.

If the trees are causing damage, the following information would be required in order for an application for the removal of these trees to be considered:

“Subsidence – a report by an engineer or surveyor, to include a description of the damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturalist to support the tree work proposals”

“Other structural damage (e.g. drains walls and hard surfaces) – written technical evidence from an appropriate expert, including description of damage and possible solutions”

8 Conclusion

Refuse

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/00515 for the following reasons

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.