

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

Councillor Lulu Bowerman

Councillor R Kennett

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
No public notice of this application has been exhibited. It follows that in the absence of such notice very few neighbours or other concerned persons would be aware of what is proposed. The application is to fell a fine single specimen tree apparently to save money on repairs to a recent extension to the house. It cannot be correct that	

such a specimen should be felled in these circumstances. Had the building that has been damaged been constructed in a way that would have protected it from this sort of damage no such application would be necessary. The tree has been in place far longer than the building. Please can we protect this tree and not allow it to be destroyed.	
I object to a lovely oak tree being felled that is either not dead or diseased. The tree in question must have been planted over a hundred years or more ago and was there long before the house was built. It must be a great haven for wildlife,so I don't see the need for it to felled just because it obscures someone view or for some future building project. Why have a TPO and not protect it.	
I object to the felling of the mature oak tree T7. A source of biodiversity in an area under threat of further development. The tree is much older than the property extensions, and there is no guarantee that its removal would avoid structural damage in the future, especially as other vegetation can be removed with less impact on the natural surroundings. The option of improving foundations or underpinning should be considered, or does the insurance company just opt for the cheapest solution?	
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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 tree in question makes a positive contribution to local amenity. However, it has been implicated in a subsidence damage claim and extensive investigative works have been carried out which is considered sufficient to justify its removal in this instance. There is scope for replacement planting, subject to condition requiring a replacement oak tree to be planted in the vicinity

8 Conclusion

Permit

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/22/00344

(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 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 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. It should also be selected from the following species:

1. Oak

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.