

Recommendation: **GRANT TPO CONSENT**

99/64847/000 - Single storey rear extension to form accommodation for relative and replacement of existing flat roof with a pitched roof on north side of building, PERM,18/01/2000

APP/10/00497 - Outline application for the erection of 92No. open market and affordable dwellings comprising 4No. 1 bed flats; 5No. 2 bed flats; 26No. 2 bed houses; 48No. 3 bed houses; 9No. 4 bed houses; new pumping station; new vehicular access from Brooklands Road including demolition of 2No. dwellings; and new pedestrian and cycle accesses onto Scratchface Lane and Portsdown Hill Road. , REF,22/06/2011

GEN/11/01348 - Planning status of land, ,19/10/2011 13:05:35

APP/13/00102 - Variation of Condition No. 21 of Planning Permission APP/12/00612 to permit phased construction of estate roads., WD,18/04/2013

APP/13/00821 - Discharge of Condition No/s 15 and 27 and partial discharge of Condition No/s 23 and 39 of Planning Permission APP/13/00103, ,25/10/2013

APP/14/00104 - Discharge of Condition No24 (part) and Condition No23 (remainder) relating to Planning APP/13/00103., PERM,25/03/2014

APP/14/00134 - Display of 3No. freestanding stack advertisements (2 arranged in 'V' formation) and 2No. flags, located at Brooklands Road and Portsdown Hill Road., PERM,04/04/2014

APP/13/00103 - Variation of Condition 47 of Planning Permission APP/12/00612 to allow for a revised layout for the approved scheme, including change to house types comprising 2No. 1 bed flats, 7No. 2 bed flats, 27No. 2 bed houses, 48No. 3 bed houses, 8No. 4 bed houses; and garage/parking amendments (Approved 15/07/13). Request to Discharge Condition No. 29 (21.06.16), PERM,15/07/2013

APP/14/00565 - Construction of single detached garage and new vehicular access., UNK,

APP/14/00953 - Discharge of Condition No/s 4, 11 and 32 of Planning Permission

APP/13/00103., PERM,10/10/2014  
APP/15/00130 - Discharge of Conditions 23, 24 and 25 of Planning Permission  
APP/13/00103., PERM,20/02/2015  
APP/15/01184 - Request to Discharge of Condition No/s 26 and 39 of Planning  
Permission APP/13/00103

, PERM,07/12/2015  
GEN/21/01031 - 5 day notification for works to dead and dying trees, ,06/10/2021  
APP/21/01391 - Extension to existing first floor loft conversion with extended dormer  
and new gable end., DEL,

### **3 Proposal**

Reduce long lateral branch which extends over the front of the house 1 Portsdown View of 1No. Sycamore (T1 on plan) by 3.5m (on western sector); remove 1No. Pine (only stem remains) (T2 on plan) to ground level; Crown lift group of Sycamores to 4m (removing secondary growth only - G1 on plan) and reduce lateral branches by up to 2m leaving a crown spread of 7m. Subject to TPO 1755. All trees on management company land.

### **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 D Guest**

**Councillor Gary Robinson**

**Councillor Mark Inkster**

### **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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment | Officer Comment |
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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 This application to undertake works to trees protected by a Tree Preservation Order relates to the proposed felling of one Pine, the pruning of a group of Sycamore which overhang the boundary of 38 Brooklands Road and the pruning of one Sycamore which encroaches over the front garden of 1 Portsdown View.

The Pine to be removed has already been monolithed and is the subject of an ongoing enforcement case. This tree cannot realistically remain in situ as it will not regrow. It requires removal and a replacement tree to be planted.

A group of Sycamores overhang the rear garden of 38 Brooklands Road, to reduce the encroachment over the garden a limited reduction of the laterals is proposed. This will not harm the health or amenity value of the trees.

One Sycamore has an over extended lateral which when in leaf causes shade to the front of 1 Portsdown View. The intention to reduce this limb by 3.5m will not harm the tree and will bring the limb more in shape with the rest of the tree.

No objections to the application have been received.

## **8 Conclusion**

The work proposed is considered to be appropriate and proportionate therefore permission should be granted.

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## 9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/01200

(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 within 2m of the tree to be removed. The tree species should be *Fagus sylvatica* (Beech) 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.