
Site Address: 7 Glamis Close, Waterlooville, PO7 8JN
Proposal: Remove to ground level 1No. Oak (T3 on survey plan) and treat the stump to prevent regrowth. Subject to TPO 1101.
Application No: APP/21/01142 Expiry Date: 30/11/2021
Applicant: Mr Evans
Agent: Mr Cocking Case Officer: Maria Stewart
 JCA Limited
Ward: Waterloo

Recommendation: **GRANT TPO CONSENT**

1 Site Description

7 Glamis Close, Waterlooville, PO7 8JN

2 Planning History

92/51825/000 - Reduction by 15% of crown of southernmost tree covered by TPO 1101, PERM,
04/51825/001 - Application for consent to crown reduce southern sector by 20% an Oak within Area of A2 of TPO 1101., PERM,16/03/2004
07/51825/002 - Tree Works., UNK,
APP/10/00075 - Crown reduce by 25% and crown raise to 6m 2No. Oak trees within A2 of TPO 1101., WD,05/05/2010
APP/10/00227 - Crown reduce by 20% and raise to 6m 4No. Oak trees subject to TPO 1101., PERM,02/08/2010
10/74345/000 - Fell 1No. Oak tree and 1No. Ash tree within Group A2 subject to TPO 1101., PERM,14/04/2010
APP/14/00597 - Crown reduce 1No. Oak by 3m all round, within Area 2 of TPO 1101., PERM,23/07/2014
APP/20/00518 - 1No. Oak (T1) Crown thin by 20%; 1No. Oak (T2) Crown reduce by up to 2m leaving a finished height of 10m and spread 7m, subject to TPO 1101 within A2., PERM,20/08/2020

3 Proposal

Remove to ground level 1No. Oak (T3 on survey plan) and treat the stump to prevent regrowth. Subject to TPO 1101.

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 Sceal

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The report from JCA Limited recommends felling the oak tree. The damage indicated by the photographs in the report from 360Globalnet appears minor and felling the tree seems drastic. Could the same result be achieved by reducing the canopy to lower the water demand? There is no mention of a replacement tree. If the oak is felled, another tree needs to be planted, ideally one that will not grow to such a large size and cause similar problems. In this instance, a like-for-like replacement on this site would not be appropriate.	Comments noted and dealt with within the report.

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 work to a tree protected by a Tree Preservation Order relates to the proposed felling of one mature Oak tree situated in the rear garden of the property.

This application relates to a subsidence claim. The property is a two storey detached dwelling and the damage has occurred to the flat roof extension. The damage consists of:

"Internal Damage

There is significant cracking and displacement of the coving and ceiling at the junction with the main house and the cracking, with cracking to the wall junctions as well. The floor has also dropped significantly.

External Damage

On the rear elevation, the brickwork has dropped and displaced along the damp course line. The steps have also rotated away. Cracking is also evident above the door opening, which has distorted significantly".

An arboricultural report and engineer's report has been provided to support the application and level monitoring over a period of 6 months has taken place along with trial pits having been dug and root samples found in the trial pits have been analyzed to establish genus of roots.

Roots found were likely to be subject Quercus, and Cypress (from the nearby hedge) and the soil type is clay and is of high shrinkability.

The results of the survey show that the damage observed is due to clay shrinkage caused by vegetation and most likely the tree subject of this application.

It would be unreasonable and inappropriate to refuse this application based on the report findings and if the Council were to refuse this application there is a very strong possibility of opening the Council up to significant financial cost and no guarantee that in the future the tree will not be linked to further damage, therefore permission should be granted.

There is already an Oak tree in the garden and it is not considered appropriate in this case to condition a replacement tree.

8 Conclusion

The Arboricultural Officer is content the information provided demonstrates that the tree is contributing to the damage shown at the property, therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/01142 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.