

Recommendation: **GRANT TPO CONSENT**

Having spent approx one hour climbing over this tree and inspecting it my conclusions are as follows:

The tree has been crudely lopped – I estimate 15-25 years back.

As a result there are a number of serious defects in primary limbs.

Furthermore, the tree is composed of three primary stems, giving rise to 2 primary forks near ground level. These forks are not strictly compression with included bark types, but their angles are acute and this constitutes a fork with less than perfect structural integrity

The tree is approaching its veteran years.

The tree requires selective reduction now to render it safe.

The tree would require frequent inspection and pruning to maintain it in safe condition and this maintenance requirement would increase as the tree moves into a veteran state.

I recommend the tree should be felled. Its days are numbered.

It will be a sound tree management plan to remove the tree now and get new trees – replacements – established as soon as possible.

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: 4

Summary: I wish to comment on this application as follows:

Fell 1no Common Oak (T4). No objection as this tree is seen to be in poor health. I would request that a replacement tree be planted.

Comment: Noted.

Summary: Fell 1no Acer (T3) This tree was the subject of an application to crown reduce same in May/June this year (2016). Permission was refused at that time on the grounds that it would significantly reduce the local landscape and that the tree appeared to be in a healthy condition. Subsequent to this the land around the whole area has been cleared and levelled. If this clearance has caused the tree to now be considered unsafe, would the reinstatement of the ground/bank around it be an alternative option as it is this removal which has caused the protected, previously healthy tree, significant damage? Could this therefore also happen to other protected trees on the site in the future?

Should permission be granted I would request that a replacement tree be planted.

Comment: The Field Maple (Acer) is now exposed due to the recent site clearance,

including a number of Ash trees, on inspection the tree is located on the slope of a bank and leaning towards the site (not the neighbours garden as stated in the application form). Now that the trees surrounding it have been removed it has lost its group value and its long term sustainability is in question due to its position. Sadly as a lone tree (now that the Ash have been removed) it is not a good specimen of this species and its value in the street scene has been greatly reduced. The works on site have not caused the tree to be considered unsafe, they have revealed its position on the sloping bank.

Summary: Fell 1 no Ash (T2) This is also a mature tree which adds significantly to the local landscape. Should it be shown that it needs some reduction, this would be preferable to it being felled. Should it be in such poor health that it needs to be felled I would request that a replacement tree be planted.

Comment: Noted and addressed within section 7.1.

Summary: Crown reduce canopy of Common Oak (T1) Another mature tree which adds to the local landscape and I object to this work on the grounds that it is not required for the health and safety of the tree.

Comment: Noted and agreed, the application has been amended to lesser works after discussion between HBC Arb and applicant.

Summary: I would refer to an earlier planning application for this whole site (APP/05/58832/009) for which permission was refused on the grounds that it would be likely to generate pressure in the future to fell or lop the trees in the immediate vicinity. I believe that this application can be construed to be doing just that, although no planning application by the new owners of the site has been lodged at this time.

Comment: The arboricultural merits of the trees within this application are considered on an individual basis as presented and viewed at the submission of the application.

Summary: With regards to the felling of trees on land adjacent to our property, we give our full consent to this action being taken, as in 2006 a tree from that land fell on our roof causing a degree of damage, luckily we were not harmed but you imagine our fear of this happening again! The trees in question are reduction of the crown to the common Oak (T1), the Ash (T2 to fell), the Acer (T3 to fell) and the common Oak (T4 to fell) all subject to TPO 1614. The location of these trees would directly affect us, as if they were to fall the damage to our property would be colossal and may also kill us if we were to be in the house at the same time. I am sure you understand our dilemma and will appreciate our concern that the only way we will feel safe is if these trees are felled.

Comment: Noted

Summary: Reduction and felling of trees located at the outbuildings adjacent to 97 Lovedean Lane, Waterloo, PO8 9RN. I write in connection to the above application. I know the site well, as I live next to it, and wish to offer my full support to the proposal. The trees, in my opinion, are far too large to be anywhere near houses. They cut out a lot of light and sun, especially in the evening both to my property and to 97B. Also I understand that an inspection has shown the Ash to be in somewhat poor condition, which could be dangerous.

Comment: Noted

Summary: The new property owner is obviously intent on developing this plot of land and has the ambition to build as many properties on it as possible. To achieve this end he wants to fell trees that are subject to preservation order TPO 1641.

Comment: No current planning proposals have been applied for at this address.

Summary: This preservation order was put in place to protect trees from being felled and save the natural habitat and environment for local birds that nest in the wood such as species of Woodpeckers, Tree Creepers and Owls etc.

Comment: Tree Preservation Orders are served to protect trees that offer a good sustainable level of public amenity value to an area. In this instance the trees are no longer offering sustainability. New trees will be conditioned as a replacement should this application be granted.

Summary: My property is likely to be overlooked by any development in place of trees and this will have the effect of reducing its value.

Comment: This application is not linked to any other application for development.

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.

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.

The trees on site are listed and discussed below:

Oak to fell - clearly in severe decline and exhibiting extensive crown die back potentially due to what appears to be caused by a root pathogen. My recommendation is to remove - New Oak tree to be planted and conditioned.

Oak to prune - The works applied for are considered to be excessive for this tree and unnecessary, HBC Arb has negotiated lesser works with the applicants and the following changes have been made: Reduce limbs on the souther aspect only which will rebalance the crown of the oak.

Field Maple to fell - The recently undertaken site clearance has shown that the base of the tree is on a bank and sustainability is limited. Before the site clearance it appeared to be a good tree forming part of a group when viewed from outside the site. Now with the non TPO Ash trees that formed the group removed, the Field Maple has significantly reduced public amenity and sustainability. My recommendation is to remove. (New tree to be planted and conditioned)

Ash to fell- This tree has the potential for numerous large branch failure due to observed decay at old pruning points, however as it is such a visual tree in the street-scene and as the extent of the decay can not be viewed from ground level a second opinion from a colleague at NORSE SE in the form of a climbing inspection was undertaken.

The climbing inspection has revealed that the extent of decay in the crown requires that a number of large branches would need to be heavily reduced below the points of decay so as to reduce the risk of failure, if the tree were to be pruned to the level required to make it safe it would destroy the public amenity value currently offered by the tree and also open it up to further decay at an accelerated rate via large pruning wounds; Ash as a species do not always lend themselves well to heavy reductions. In this instance felling and replanting with a new tree would be the best option so as to reduce the risk of potential failure and maximise sustainable high public amenity value tree cover in the area.

Summary:

The public amenity value offered by the trees on site will be detrimented as a result of their removal, however these trees are not sustainable due to their condition and position. The replanting that is conditioned as part of this application will ensure that the trees that are lost are replaced so as to ensure that sustainable tree cover in the area is maintained for future generations.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/00989

(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 pruning/surgery for which consent is hereby granted shall not exceed the following: Reduce lowest limb by 4m, 2nd lowest limb by 3m, and rebalance limbs above on southern aspect only of 1No. Common Oak (T1) Fell 1No. Ash (T2); Fell 1No. Acer (T3); Fell 1No. Common Oak (T4). All trees subject to TPO 1641.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The trees to be felled shall be replaced by x2 Oak and x1 Field Maple to be planted within the curtilage of the site and at a height of at least 2 metres when such replacement planting is carried out.
Reason: To conserve and safeguard the visual amenities of the locality.

- 4 The tree felling for which consent is hereby granted and the replacement planting provision to be approved pursuant to condition 3 above shall be completed no later than the end of the planting season in April 2017.

Reason: To conserve and safeguard the visual amenities of the locality.

- 5 The tree works for which consent is hereby granted shall be carried out and completed no later than 18/11/17.

Reason: To control the timing of the works