
Site Address: 10 Portsdown Hill Road, Havant, PO9 3JX
Proposal: Remove 1No. Ash (T1 on plan submitted with the application and is nearest the house) to ground level. Subject to TPO 2037.
Application No: APP/21/00948 Expiry Date: 10/11/2021
Applicant: Mrs J Bramble
Agent: Mr H Hixon Case Officer: Andrew Skeet
 J A Hixon Tree Services
Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

1 Site Description

10 Portsdown Hill Road, Havant, PO9 3JX

2 Planning History

GEN/15/00625 - TPO placement on trees at 10 Portsdown Hill Road, ,11/06/2015
APP/20/00640 - Crown reduce 1No. Ash (T1 on plan) by up to 4m all round, to leave a crown height of 26m and crown spread of 10m, remove dead branches where necessary. Subject to TPO 2037., REF,11/11/2020
APP/21/00914 - T1-Ash-Fell, due to Ash die back-subject to TPO 2037., UNK,

3 Proposal

Remove 1No. Ash (T1 on plan and nearest the house) to ground level. Subject to TPO 2037.

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: 26

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

[illegible]

My house backs onto the garden where these trees are located so I have an interest in diseased trees being removed before they damage my property. However I have studied this application: the tree plan is inadequate and does not enable me to understand which trees are to be removed, the application provides no evidence that the trees are diseased and it does not include a plan to replace the trees. Please reject this application on the grounds that it is incomplete. If a new application were to be submitted with evidence of disease and with a plan for replacement of the trees I would support it.	Comments noted. See officer report
See representation under documents tab RCVD 27.09.21 - Support.	Letter of support noted.
These beautiful trees appear to be healthy. Healthy ash trees should be preserved when so many are subject to disease. The trees add to the attractiveness of the area and so contribute to the mental well being of the local people. The trees encourage wildlife in this suburban area. Mature trees should be conserved to help with our fight against global warming.	Comments noted

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 one large mature Ash tree growing along the southern boundary of the rear garden and is the Ash tree located closest to the house. The Ash tree numbered T2 (as numbered on the location plan attached to the application) has been removed from this application with the agent's agreement.

The application was made on the grounds that the trees had Ash dieback, however at the time of the inspection, neither tree was showing signs of Ash dieback disease. For this reason Ash tree T2 has been removed.

Upon inspection of Ash tree T1 it was found that this large mature ash had recently shed a large limb in severe weather. The tree shows signs of having been pollarded a long time back, as a result of which there are numerous weaknesses at pollard points and added to that, an inherent characteristic of this specific ash tree seems to be to produce weak forks and in my view the tree is liable to be shedding limbs on a regular basis. In particular the pollarding point on the main stem (at around 15m) has resulted in a 3-way fork which is collecting water and has a darkish stain below it and from ground level appears it may be faintly split at and below at the pollarding point. During my inspection I specifically noted the following three items and advised the owner that these could be rectified as DD exempt work:

- 200mm dia secondary limb at around 5m above ground on SE side – is splitting, liable to break off – recommend remove
- 200mm dia secondary limb at around 8m above ground on SW side – liable to break off due to poor attachment – recommend remove
- 150mm dia secondary limb or lateral at 4-5m above ground on W side – has broken and is resting on lawn but still attached – recommend remove.

However this work is waiting to be undertaken following decision on this application.

8 Conclusion

On the basis of my visit and findings my recommendation is that that it would not be prudent to insist on the retention of this tree. Safe retention would require repeated reduction work which is unreasonable for the owner to have to carry out as a risk reduction measure, and such reduction work would also greatly reduce the amenity value of the tree. It is therefore considered that felling of the tree be granted and a replacement tree conditioned to be planted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/00948

(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 3m of the tree to be felled. It should also be selected from the following species:

1. Quercus robur (Oak)
2. 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.