
Site Address: 5 Ladybridge Road, Waterlooville, PO7 5RP
Proposal: Fell 1No. Oak (T1), subject to TPO 1504.
Application No: APP/21/01055 Expiry Date: 01/11/2021
Applicant: Mrs C Hill
Agent: Case Officer: Maria Stewart
Ward: Purbrook

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

5 Ladybridge Road, Waterlooville, PO7 5RP

2 Planning History

07/62169/000 - Crown lift to 2.5 metres (maximum); crown thin by 10% and crown clean an Oak tree (T1) subject to TPO 1504. , PERM,29/10/2007
APP/12/00511 - Crown thin 1No. Oak (T1) by 15%, crown raise to 6m and remove two lowest limbs on the south eastern side to balance tree. Tree subject to TPO 1504., PERM,04/07/2012
GEN/19/00440 - Conversion of integral garage to playroom/study and installation of new window to front., ,11/06/2019 11:55:57
APP/19/00725 - Garage conversion to create playroom/study., PERM,01/10/2019
GEN/20/00422 - 1No Oak movement of root plate., UNK,
GEN/20/00758 - COPY DOC'S - Copy of TPO's 0990, 1007 & 1420., ,01/10/2020

3 Proposal

Fell 1No. Oak (T1), subject to TPO 1504.

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 Gary Hughes

Councillor Husky Patel

Councillor Ms C Howard - Purbrook Ward

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: 2

Comment	Officer Comment
The applicant has submitted a weak and biased argument for felling this tree. It is a tall tree that can clearly be seen from the section of Ladybridge Road nearest to Ladybridge Roundabout and is visible from the neighbouring green space known as The Bog; its removal would have a detrimental impact on the street scene.	Comments noted
The tree appears to be healthy. It is not unusual for oak trees to drop dead branches. The remedy is to periodically have the dead wood removed, not to cut the tree down. The canopy could be reduced by, say, 1.5 to 2 metres at the same time. The applicant accepts the TPO was in place before the house was purchased and should expect the tree to require maintenance from	

time-to-time. A small rowan is not an adequate replacement for a mature oak. The best way to attract birds into the garden is to feed them; it is not necessary to change the tree. It is generally accepted that we need to plant more trees, not remove large established trees for spurious reasons. I object to this application.	
The supporting statement falsely states "Speaking to our neighbours neither has an issue with it being replaced for safety and aesthetic reasons. It particularly poses an issue for our neighbour at number (redacted) as it causes a lot of shade into the (redacted) property and is growing over her roof." (Redacted), I was not consulted and I see no reason why a very healthy oak tree should be felled. It stands above the houses and it's destruction would have a large environmental impact. There are a lots of birds and squirrels which use this tree apart from the pigeons mentioned in the application.	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 The tree subject to this application is a mature Oak located in the front garden of the applicants property. At the time of inspection the tree appeared to have reasonable vigour and vitality for its age, species and location.

The applicants reasons to fell the tree are summarised below:

- Lack of public amenity
- doesn't attract any birds other than pigeons
- dead branches fall
- Other large trees in the area so this one doesn't enhance the area
- Overgrown its location

The Arboricultural Officer comments that this tree does certainly provide a public amenity value, particularly due to its location at the front of the property. It is viewed from the main Ladybridge Road and also as you come into Ladybridge Road towards the house. Wildlife factors are not a consideration when deciding a TPO application, dead branches can be removed at any time without the need for a formal application. It is agreed that some remedial work could be undertaken to reduce encroachment onto the applicant's house and the neighbouring property as some of the branches are not in contact with the fabric of the buildings. This would require a fresh application to be submitted.

The application has not been submitted because of concerns over the health of the tree and the applicant states that tree surgeons have also assessed the tree but their comments were only on the trees size in relation to its surroundings.

Two objections to the application have been received.

8 **Conclusion**

Based on the reasons the applicant has provided for felling the tree, the felling of this mature Oak is not justified and the application should be refused.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/21/01055

(A)

(B) for the following reasons/subject to the following conditions

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.