

3 Proposal

1No. Holm Oak (T36) Reduce crown by up to 1.5 metres to provide satisfactory clearance at the following specific points: telephone wire x 2 on east side; eaves and roof of 3 barn cottages on south east side; garage roof at adjacent property on west side. Raise crown by 1.5 metres over road to provide statutory clearance and 1 metre elsewhere, to provide general improved clearance below tree and specifically improved clearance over garage at adjacent property on west side. Subject to TPO 0496 within conservation area of Old Bedhampton.

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

Landscape Team, Havant Borough Council

Planning Application APP/21/00873 3 Farm Cottages, Lower Road, Havant, PO9 3LJ

Crown reduce 1No. Holm Oak (T36) on eastern sector by upto 3m (on branches no greater than 50mm diameter), crown reduce western sector by 3m, and crown lift on western sector for 1m clearance over garage. Subject to TPO 0496 within conservation area of Old Bedhampton.

From a landscape perspective we have no adverse comments in relation to this application.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

Langstone Harbour Board

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 is a mature Holly Oak (*Quercus ilex*) in good overall condition and providing a high level of amenity value. It has been slightly degraded by some partial reduction work lower down on the east and west sides.

The tree has recently shed a 50mm dia x 2m (approx.) dead limb from the south side, onto the drive. There is a 75mm dia x 3-4m (approx.) dead limb in the tree at 4m on the south side which is liable to break off any time. There is other smaller diameter dead

wood in the crown generally. None of this dead wood is abnormal. Any dead wood can be removed without application as “DD exemption” work.

The application is for reduction by up to 3m on the east and west sector cutting into maximum 50mm wood but the marked up photos provided seem to convey the intention to reduce the crown overall. In some instances 3m reduction would be cutting back into 100mm dia wood.

Holly oak is very difficult to reduce, unless it is a very hard reduction, due to the difficulty in finding good growing points and also because of the rather fine branch structure – a climber may have great difficulty getting out far enough to carry out a light reduction. Reduction from a cherry picker is probably the best solution for light reduction work on a holly oak.

A few specific points:

- Foliage is 1m off eaves and gutters of 3 Farm Cottages;
-
- Foliage is almost in contact with top of telephone pole;
-
- Tel wire on east side is absorbed into crown by around 500mm and foliage is in very close proximity to a second tel wire on this side;
-
- Some foliage is down to 4m above ground over the road;
-
- Foliage is affecting function of the street lamp;
-
- Foliage is 1m off garage roof at neighbouring property west side
-
- Basal growth is in contact with equipment in electricity sub station
-
- HBC Landscape Architect has stated ‘no adverse comments’. There appears to be no public comments.
-
- The one specific reason provided for the work is to avoid damage to a garage at a neighbouring property to the west.
-
- A revised specification of work has been agreed with the applicant - this work will be more appropriate for the tree and to alleviate the encroachment issues.
-
- **8 Conclusion**

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

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/00873

(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