
Site Address:	19 Venice Close, Waterlooville, PO7 8JX		
Proposal:	Fell 1No. Lime tree, subject to TPO 1291.		
Application No:	APP/16/00817	Expiry Date:	25/10/2016
Applicant:	Mrs M Stabb		
Agent:		Case Officer:	Jamie Gargett
Ward:	Waterloo		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

19 Venice Close, Waterlooville, PO7 8JX

2 Planning History

06/71623/000 - Application to crown lift to 5m, a small leaved Lime (T3) subject of TPO 1291., PERM,13/09/2006

3 Proposal

Fell 1No. Lime tree, subject to TPO 1291.

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

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: 2

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: I have viewed the lime tree from the pavement at ground level. There are a number of tall trees of similar age and size to the rear of the row of houses. From the height of the trees and the almost straight trunks it appears that other trees of a similar size were previously in front of them and that a significant number of trees were removed in order to build the houses.

The lowest branch touches the roof of No 20 Venice Close. The simplest way to resolve this would be to remove that branch. Cutting down the whole tree seems excessive. I do not support the application.

Comment: The tree is a low quality specimen and the tree is unsuitable in its position in relation to the dwelling. Its removal will not detriment the public amenity value of the area.

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 tree subject to this application is an early mature Lime tree exhibiting very poor form, it single stemmed in growth habit, and co-dominant to an equally poor quality Lime (adjacent garden). The subject tree is growing heavily towards the adjacent neighbours property and permission to cut back foliage has been permitted under DD exemption to abate damage whereby guttering could become dislodged by the branches of the tree and cause a hazard.

The Lime tree sits in front of a mixed copse area and offers little in the way of public amenity or long term sustainability, its removal will not have a negative impact on the streetscene.

Due to the co dominance of the adjacent tree the applicant has been advised to fell this three in conjunction with the neighboring tree so as to reduce the risk of potential wind throw to the tree being left on its own. These works must be applied for to the Council.

8 Conclusion

Recommend permission.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/00817

(A)

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

- 1 The tree to be felled is not required to be replaced due to the size of the garden and the copse of trees directly behind it.
Reason: To conserve and safeguard the visual amenities of the locality.
- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than 25/10/17.
Reason: To control the timing of the works.