
Site Address: 158 Hart Plain Avenue, Waterloooville
Proposal: Crown lift 2No. Oaks over road by 5m and clear dwelling by 2m. Both trees within Group G1, subject to TPO 1731.
Application No: APP/16/01003 Expiry Date: 28/11/2016
Applicant: Seaview Estates
Agent: Mr L Glasspole Case Officer: Jamie Gargett
 Urban Tree Care
Ward: Hart Plain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

158 Hart Plain Avenue, Waterloooville

2 Planning History

99/58153/001 - Provision of play equipment in garden to north of public house., REF,03/06/1999
05/58153/002 - Erection of a terrace for 2 bed dwellings with associated car parking utilising the existing access to Hart Plain Avenue., REF,20/10/2005
06/58153/003 - Erection of a pair of semi-detached 4 bedroom houses, associated car parking utilising altered access to Hart Plain Avenue. , REF,09/10/2006
GEN/10/00064 - Redevelopment of site - mixed residential/retail development., UNK,
GEN/10/00144 - Demolition of public house and construction of a convenience retail store and 14 apartments with associated parking and landscaping., ,07/06/2010 11:05:01
APP/11/00893 - Proposed mixed use development to comprise 11No. residential units and 1No. A1 retail unit with associated parking / refuse stores. , PERM,15/03/2012
GEN/11/01199 - Proposed residential development at site., ,17/07/2012
APP/12/00009 - Discharge of Condition No's 2, 3, 4, 5, 6, 7, 14, 15, 26 and 31 of Planning Permission APP/11/00893., PERM,29/03/2012
APP/12/00721 - Variation of Condition 2 of Planning Permission APP/11/00893 to allow a change in external render. Variation of Condition 34 of APP/11/00893 to allow an increase in height of approx 200mm; alterations to fenestration and alterations to panels on northern elevation., PERM,07/09/2012
APP/12/00860 - Construction of 9No. two bed apartments with associated car parking, cycling and refuse storage following demolition of existing Public House. , PERM,08/04/2013
APP/13/00735 - Discharge of Conditions No. 32 of Planning Permission APP/11/00893., PERM,13/08/2013
APP/13/00784 - Discharge of Condition No. 37 of Planning Permission APP/11/00893., PERM,13/08/2013
APP/14/00519 - Variation of S106 (dated 5.4.13) for Planning Permission APP/12/00860 to remove the requirement for affordable housing. , PERM,08/05/2015
GEN/14/00743 - Redevelopment enquiry., ,08/01/2016 16:18:41
APP/15/00313 - Discharge of Condition No's 2,3,4,5,6 and 8 of Planning Permission APP/12/00860., PERM,30/04/2015
APP/15/01269 - Removal of Condition 10 of Planning Permission APP/12/00860 relating to the Code for Sustainable Homes., WD,08/12/2015

APP/15/01384 - Discharge of Condition No. 10 of Planning Permission
APP/12/00860., PERM,23/12/2015
GEN/16/00662 - Request for confirmation that condition 9 relating to APP/12/00860
has been complied with., UNK,

3 Proposal

Crown lift 2No. Oaks over road by 5m and clear dwelling by 2m. Both trees within Group G1, subject to TPO 1731.

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 subject to this application are mature Oaks displaying what appears to be normal vigour and vitality and require maintenance due to their location in relation to the public highway and adjacent dwellings. To achieve a harmonious relationship between the trees, the safety of the public highway and the local residents, the level of works outlined in the application are reasonable without detriment to the significant amenity value they add to their location on the street scene or to the health of the Oaks.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01003

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: Crown lift 2No. Oaks over road by 5m and clear dwelling by 2m. Both trees within Group G1, subject to TPO 1731.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 28/11/17
Reason: To control the timing of the works