
Site Address: Willowbrook, Bidbury Lane, Bedhampton, PO9 3JG
Proposal: Removal of 1No. Willow, 2No. Paulownias and 1No. Fig; reduce limbs of 1No. Paulownia to give 6m clearance from house; crown raise 1No. Oak to 5.5m; removal of two lower limbs of 1No. Ash. All trees within conservation area of Old Bedhampton.
Application No: APP/16/00085
Applicant: Mr Keith Willis
Agent:
Ward: Bedhampton

Expiry Date: 08/03/2016
Team: Team 1
Case Officer: Jamie Gargett

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Willowbrook, Bidbury Lane, Bedhampton, PO9 3JG

2 Planning History

97/62259/000 - Two storey rear extension, PERM, 28/02/1997
APP/16/00084 - First floor rear extension and the installation of a window at ground floor., INV,

3 Proposal

Removal of 1No. Willow, 2No. Paulownias and 1No. Fig; reduce limbs of 1No. Paulownia to give 6m clearance from house; crown raise 1No. Oak to 5.5m; removal of two lower limbs of 1No. Ash. All trees within conservation area of Old Bedhampton.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Landscape Team - no objection

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

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:

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 at subject of this application are situated in the a greatly tree dominated rear garden where they are struggling to find light and space to grow.

The willow is further down the garden than the rest of the trees and is dead, showing no signs of vigour for the last year. This tree is going to be felled and replaced with another willow to mitigate the loss. This application also proposes to remove two Paulownias from the large group of trees in the corner of the garden. These two are the poorest specimens of the four Paulownia trees and would not qualify for a TPO. Also, due to the lack of space for the trees within the group, the loss of these trees would be acceptable. The removal of the fig would also be acceptable as it would not be suitable for a TPO.

The application also proposes to reduce the Paulownia limbs nearest to the dwelling by 6M to give clearance and maintain a good relationship between the applicant, dwelling and tree. Although this reduction seems extreme, the tree would not qualify for a TPO due to the lack of amenity value and for this reason the work would be considered acceptable.

The holm oak is proposed to be crown raised to 5.5M which will tidy and reshape the bottom of the crown as well as allowing more light in for the tree and vegetation beneath. The work proposed to remove the two lowest limbs of the ash tree is also to allow light and space for the other trees.

The work proposed in this application should not have a negative impact on the health of the trees, nor on their public amenity value due to them being situated in the rear garden of a residential dwelling.

8 Conclusion

Recommend permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/16/00085

(A)

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