
Site Address:	Jade Court, 6 Beaconsfield Road, Waterloo		
Proposal:	Reduce 1No. Oak (T3) back to boundary, subject to TPO 1402.		
Application No:	APP/15/01121	Expiry Date:	11/01/2016
Applicant:	Mr Fred Dunford	Team:	Team 2
Agent:		Case Officer:	Jamie Gargett
Ward:	Waterloo		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

In the car park adjacent to Jade Court, 6 Beaconsfield Road, Waterloo

2 Planning History

None

3 Proposal

Reduce 1No. Oak (T3) back to boundary, subject to TPO 1402.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 26

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 tree subject of this application is a mature Oak growing near to the boundary of 5 Beaconsfield Road. The tree has been shedding its leaves, old tertiary branches and acorns into the garden of this residential dwelling and for this reason the applicant wishes to reduce the tree back to the boundary to stop this from happening.

To reduce this tree back to the boundary would be considered as excessive pruning and could lead to crown imbalance in the future. The proposed work would require cutting into large diameter cord wood, which would then make the tree easily susceptible to disease and decay if it was to be carried out. As well as these implications with the health of the tree, the works would also have a significant impact on the public amenity value of the area.

The lady who introduced herself as the applicants carer was given the option to amend the application to reduce to the previous pruning points when we visited the site. However, this offer was refused. An email was also sent out to the applicant himself giving him the option to amend the work in his application to this but no response was received.

8 Conclusion

Recommend Refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/15/01121, for the following reasons:

- 1 The trees are significant features in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the trees' size and 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 2012.