
Site Address: 11 Holst Way, Waterlooville, PO7 5SJ
Proposal: Crown reduce 1No. Oak (T2) by upto 5m to reshape crown, within Area A1, subject to TPO 1223.
Application No: APP/16/00228
Applicant: Mr Giles
Agent:
Ward: Stakes

Expiry Date: 05/05/2016
Team: Team 1
Case Officer: Jamie Gargett

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

11 Holst Way, Waterlooville, PO7 5SJ

2 Planning History

02/57027/001 - Fell an Ash tree at 11 Holst Way within Area A1 subject to TPO 1223., REF,14/08/2002
92/56965/000 - Lopping of two Oaks, raise the crowns, remove damaged branches. Reshape., UNK,
92/57027/000 - Reduce by 20% and raise to 4m crowns on two Oak trees and thinlower crown on the westernmost of those 2 trees by 30%: both covered byTPO 1223
, ZHIS,26/03/1992
04/57027/002 - Rebuild of rear conservatory., PERM,16/03/2004
08/57027/003 - Fell a twin stemmed Ash tree and crown reduce by 20% 2No. Common Oak trees all within Area 1 subject to TPO 1223., REF,27/08/2008
09/57027/004 - Crown reduce by 50% 1No. Oak tree and 1No. Ash tree, subject to TPO 1223., REF,02/09/2009
09/57027/005 - Crown reduce by 25% 1No. Oak tree and 1No. twin Ash tree, subject to TPO 1223., PERM,03/11/2009
10/57027/006 - Crown reduce by 25-30% 1No. Oak tree subject to TPO 1223., PERM,16/04/2010
APP/14/00761 - Fell 1No. Twin Ash, crown reduce 2No. Oaks by 3m all within Area 1 subject to TPO 1223., PERM,16/09/2014

3 Proposal

Crown reduce 1No. Oak (T2) by upto 5m to reshape crown, within Area A1, subject to TPO 1223.

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: 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: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: An overall crown reduction of 50% appears excessive. It would have a negative impact on the street scene and amenity value of the tree and such a drastic reduction may also affect the tree's health. That said, I accept that this is a large tree in a small garden and a crown reduction of 30% would appear more realistic. The taller branch which unbalances the appearance of the tree may need to be reduced to 50% of its length.

Comment: Noted

Summary: I acknowledge that some work needs to be carried out. It is unclear the amount of work to be carried out; crown reduce by up to 5m or by 50%? Either seems a bit excessive in order that the tree maintains its place in the street scene. I would ask that any work that is permitted is moderated.

Comment: Noted

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 tree at subject of this application is a large, mature oak with a spreading crown in the rear garden of a residential dwelling. It requires maintenance and reduction of the crown however, for the reasons given (light and overhang) the amount of crown reduction applied for is considered excessive .

It has not been possible to contact the applicant and no email address or phone number was supplied. Two separate site visits were made but we were unable to gain access to the property both times.

The work proposed in this application is not acceptable in terms of BS3998 and would have a detrimental impact on the tree and its public amenity value.

8 Conclusion

Recommend refusal.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/16/00228

(A)

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

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality in addition to a negative impact on the health of the tree. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery; less than the 5m reduction applied for.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.