
Site Address: The Old Builders Yard, alongside 95 Lovedean Lane,
Waterlooville, PO8 9RN

Proposal: Reduce lateral spread to the south side by 2m to 2.5m overall making all final cuts adjacent to living growth points 1No. Oak; crown lift to 1m Yew and Hazel trees, reduce back to old pruning points Cherry trees; Crown lift by removing the 'dropper branches' of less than 70mm diameter from the undersides of the main limbs to achieve a ground clearance of 3m to 4m 1No. Oak tree all trees are within Woodland 1 subject to TPO 1641.

Application No: APP/16/00248

Expiry Date: 24/06/2016

Applicant: Mrs A Ruttle

Agent:

Case Officer: Jamie Gargett

Ward: Hart Plain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

The Old Builders Yard, alongside 95 Lovedean Lane, Waterlooville, PO8 9RN

2 Planning History

GEN/14/00884 - Likelihood of development on land adjacent to 97b Lovedean Lane., UNK,

GEN/15/00863 - Tree query, UNK,

GEN/16/00356 - Information request for planning use; extension or refurb of existing building; TPOs on site, INV,

GEN/16/00376 - Proposed change of use / re-instate B1/B2 usage., , 13/04/2016 14:25:30

GEN/16/00384 - Proposed dwelling., INV,

3 Proposal

Reduce lateral spread to the south side by 2m to 2.5m overall making all final cuts adjacent to living growth points 1No. Oak; crown lift to 1m Yew and Hazel trees, reduce back to old pruning points Cherry trees; Crown lift by removing the 'dropper branches' of less than 70mm diameter from the undersides of the main limbs to achieve a ground clearance of 3m to 4m 1No. Oak tree all trees are within Woodland 1 subject to TPO 1641.

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: 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:

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 application is following the recommendation of a report submitted by arboricultural consultant - Bernie harverson.

The first Oak in this application is mature and appeared to be showing signs of normal vigour and vitality. The canopy of this tree overhangs the boundary of the rear garden at a residential dwelling and therefore it is propose to reduce the tree on this side by 2 to 2.5m. These would be considered as minimal reductions to maintain the tree and should not detriment its health of the public amenity value that it offers.

The Yew and Hazel tree are growing on the edge of the woodland and are surrounded with larger, more dominant trees. Due to these growing towards the light, the come into contact with the garage roof, resulting in the owner having to get it repaired and maintained. The crown lift proposed to allow a 1M clearance from the garage roof would be acceptable within terms of BS3998 and will not detriment their health whilst avoiding any more damage to be caused by the trees to be garage roof.

The Cherry trees in this application have previously been managed hard and new stems have grown from these cut points. There are some decay pockets evident, this work will be effective to reduce the risk of these branches failing and should not detriment the trees.

The other Oak is also mature and showing signs of normal vigour and vitality. Like the other Oak in this application, the canopy overhangs into the garden of a residential dwelling and reduces a lot of light into the space. The crown lift proposed for this tree will give clearance to the garden and should make the tree seem less dominant to the area. It should not have a negative impact on the health of the tree or it's public amenity value.

8 **Conclusion**

Recommend Permission.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/00248

(A)

(B) 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: Reduce lateral spread to the south side by 2m to 2.5m overall making all final cuts adjacent to living growth points 1No. Oak; crown lift to 1m Yew and Hazel trees, reduce back to old pruning points Cherry trees; Crown lift by removing the 'dropper branches' of less than 70mm diameter from the undersides of the main limbs to achieve a ground clearance of 3m to 4m 1No. Oak tree all trees are within Woodland 1 subject to TPO 1641.
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 24/06/17.
Reason: To control the timing of the works.