
Site Address:	8 Parker Gardens, Waterlooville, PO7 5DJ		
Proposal:	Crown reduce 1No. Oak (T1) by 1m , subject to TPO 1386.		
Application No:	APP/15/01023	Expiry Date:	10/11/2015
Applicant:	Mrs J M Goodman	Team:	Team 1
Agent:	Mr D Farrington	Case Officer:	Jamie Gargett
	Sycamore Tree Surgeons		
Ward:	Purbrook		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Rear garden to a residential dwelling.

2 Planning History

None

3 Proposal

Crown reduce 1No. Oak (T1) by 1m , subject to TPO 1386.

4 Policy Considerations

National Planning Policy Framework

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

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: If as I assume that the published application on your web is correct I must also object on the basis that it would be 'detrimental to the amenity of the area' if this oak tree were to be pruned at all. In fact this tree now only has 25% of the foliage of the original oak tree due to a number of previous pruning reductions by a number of previous owners of the property. When I say that it would be 'detrimental to the amenity of the area', it has to be viewed not as a single tree but part of backdrop or screen of trees behind the properties numbered 6,7, and 8 Parker Gardens all of which have been subjected to severe pruning since 1991 when Havant Borough Council first listed the group of trees behind and in the ownership of these properties. Further to the application being made, a large sycamore tree (not listed by TPO) behind No 8 has been pruned to a stump creating a large gap behind No 8 when viewed from Parker Gardens this has had the effect of making the listed Oak tree (APP/15/0123) starkly stand out for what it now is a 'Lollipop Tree' with no foliage on the lower two thirds of the tree. However, what is there should remain to maintain and enhance the collective tree screen behind these properties. I would strongly advise you to visit the site again since the sycamore tree has been removed and a stump left, leaving a substantial gap in the overall tree screen to the rear of number 8.

Comment: The houses on this initial development were built with a poor relationship with the existing trees and are in reality too close to the dwellings to allow for full canopy development. This is a classic case of where there is significant and detrimental pressure to prune the trees. HBC Arb has reduced the initial application from 2m to 1m reduction (after discussion and agreement with the applicant) as the initial request was considered excessive. The tree requires pruning to give space within the applicant's garden and separation between the dwelling this has not changed since the removal of a Sycamore (non TPO) in a neighbouring garden. The trees in this area are 'over managed', however this is a result of the dwellings being built too close to the trees to allow for sustainable tree growth.

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:

Whether the degree of pruning works requested would undermine the amenity value of this tree and whether this could also be harmful to its 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 tree subject of this application is a medium sized Oak located in the rear garden of a residential dwelling. It is located in close proximity to the building and would benefit from being sensitively pruned so as to reduce its size in relation to its setting. The tree has been historically maintained with a small canopy due to the proximity of the dwellings - dwellings have been built too close to the trees to allow for the trees to develop to their desired potential. (This takes the tree outside the realm of what is considered to be sensitive pruning practice - HBC Arb has lessened the impact by negotiation of lesser works than originally applied for).

In these circumstances the 'over pruning' can be seen as a requirement to resist

applications to fell the trees, and allow for a reasonable relationship between resident, dwelling and tree. The result in poor planning between new dwellings and trees result in trees taking on a 'lolly-pop' form; this is not something that the LPA can resist and highlights the importance of ensuring at the initial development stage that full Arb considerations are taken into account.

The works applied for were considered excessive and as such have been negotiated down between the resident and HBC Arb. These works should not detriment either the health of the tree however they will lessen the public amenity offered in the street scene.

8 Conclusion

Recommend permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/15/01023, 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 reduce 1No. Oak (T1) by 1m, subject to TPO 1386.
Reason: To safeguard the health and well being of the tree and its importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 10/11/2016.
Reason: To control the timing of the works.