
Site Address: 49 Park Lane, Cowplain, Waterloooville, PO8 8BB
Proposal: Crown raise to 4.5m and crown reduce by 3m 1No. Common Oak, within Area 1.
Application No: APP/14/01308
Applicant: Mr A McLaughlin
Agent: Mr S Jordan
Ward: Cowplain

Expiry Date: 10/02/2015
Team: Team 2
Case Officer: Jamie Gargett

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Front garden area to a residential dwelling.

2 Planning History

None

3 Proposal

Crown raise to 4.5m and crown reduce by 3m 1No. Common Oak, within Area 1.

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

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: I am writing on behalf of my mother in-law Mrs Kemp who is the owner/occupier of 2 Cherry Tree Avenue. Mrs Kemp does not agree with the planning proposal to reduce the crown of the common oak tree situated in Park Lane and does not consider it necessary. It is a beautiful tree and has been a feature for many years.

Comment: Noted

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 these trees and whether this could also be harmful to their 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 mature Oak that has a compact crown and as such is considered to be a medium sized tree in its location.

The reason for pruning given is - 'light, space, reduce leaf nuisance'. This tree currently is exhibiting a compact canopy area and there is sufficient distance from the tree to the dwelling not to be a problem in relation to the reasons given for pruning.

The tree does not currently require management to reduce its size in relation to its setting, these proposed works if undertaken would detriment the public amenity offered by the tree.

No health and safety concerns have been raised by the applicant regarding this tree.

8 Conclusion

Recommend refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/14/01308, for the following reasons:

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.