
Site Address:	41B Bedhampton Hill, Havant, PO9 3JN		
Proposal:	Fell 2No. Sycamore within G1 subject to TPO 1779.		
Application No:	APP/15/00463	Expiry Date:	22/06/2015
Applicant:	Mr R Osborne	Team:	Team 1
Agent:	Mr F James	Case Officer:	Jamie Gargett
Ward:	Bedhampton		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

1No. Sycamore is located at 41A within the front garden of the residential property.
1No. Sycamore is located at 41B within the rear garden of the residential property.

2 Planning History

00/00000/000

3 Proposal

Fell 2No. Sycamore within G1 subject to TPO 1779.

4 Policy Considerations

National Planning Policy Framework

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary: We live directly behind this property in Lodge Road. We would love for these trees to come down as it would let so much more light into our rear garden!

Comment: These trees are not excessive in size and the separation between tree and

dwelling is considered reasonable in terms of shading.

Summary: We at 41 Bedhampton Hill believe that the trees are growing very close to two adjoining properties with small gardens and are growing at an alarming rate. One of the trees has a double trunk and is in a neglected state, with ivy growing up the trunk and numerous suckers growing out horizontally giving the tree a larger girth. There are also saplings all around going unchecked. The trees are of doubtful amenity value to the community

Comment: Noted

Summary:

Comment:

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 trees health and condition in any great detail. I visually inspected the trees 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 trees subject to this application appear to be exhibiting normal vigour and vitality and offer limited public amenity value but are visible from the public arena.

The reasons given for felling are given below:

1. Forseeable risk for subsidence damage - No evidence provided by the applicant.
 2. Outgrowing their environment - There is significant distance between trees and dwellings.
 3. Cutting light to both properties - Permission for a reduction was given to these trees which would alleviate issues of shade.
 4. Significantly reduce solar panels efficiency - Time lapse video footage as been shown where by the trees are seen to not impact at all on the solar panels in terms of shade.
 5. The trees have been trimmed many times and the girth of the trunk is now too large for its situation causing fence and paving problems - The main stem of the trees are not causing actionable nuisance.
 6. Spoils the sea view of neighbour - This is not relevant to the application.
- Pigeons roost in these trees and their droppings can harbour disease - Birds do roost in trees, scares in the form of decoys can be placed in the canopy to deter this should the problem become excessive.

There are no sound reasons to fell these trees.

8 Conclusion

Recommend refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE**

TPO CONSENT for application APP/15/00463

(A)

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

- 1 The trees are significant features in the local landscape and appear to be in adequately sound and healthy condition. Their proposed felling 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.