
Site Address: 5A Mill Lane, Langstone, Havant, PO9 1RX
Proposal: Fell 1No. Walnut Tree (T3) and replace with similar species, subject to TPO 1284.
Application No: APP/15/00159
Applicant: Mr Holton
Agent: Mr Cloud
Ward: St Faiths

Expiry Date: 07/04/2015
Team: Team 1
Case Officer: Jamie Gargett

Technical Arboriculture Limited

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Front garden area to a detached residential dwelling.

2 Planning History

None relevant.

3 Proposal

Fell 1No. Walnut Tree (T3) and replace with similar species, subject to TPO 1284.

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: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Langstone Harbour Board: No Objections.

Landscape Team: None Received.

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: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: it is understood that Walnut trees are a very durable species with a very long lifespan which with the appropriate maintenance could be expected to prolong their life. We feel that this is the most appropriate action to take especially in the Conservation Area where the prime aim should be to preserve rather than destroy.

Comment: Noted.

Summary: The eleven page Arboricultural Report submitted with his application focuses primarily on the methodology and investigation process adopted. Any of the specific issues identified in relation to the Walnut tree would apply to the majority of the mature trees subject to TPOs in this Conservation Area. If HBC applied the criteria defined to all the mature trees in the Mill Lane Conservation Area and agreed to the removal of them there would be no trees left to conserve. We disagree with the assessment that the Walnut tree has 'a limited degree of public visibility'. The Walnut tree is at least 10m in height and can be seen clearly from the Billy Hayling Footpath and surrounding gardens.

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.

8 Conclusion

This application has been submitted in relation to the felling/removal of a mature Walnut tree located in the front garden of a residential dwelling.

The report submitted by the applicants Arb consultant is extensive but in my professional opinion inconclusive and lacking substance for the removal of this tree.

Within the eleven page report there are only a number of pertinent points highlighted which I will respond to individually below:

Visible staining on the lower stem and visible evidence of previous weeping lesions: The staining and weeping is common with this species where the tree has been pruned during the summer months and also with a Walnut of this age.

Previous pruning wounds, approximately 150-200mm diameter on east side at approx 3m AGL resulting in approx 1m long stub remaining: The wounds and stub are in fact

located on the west aspect of the tree and are not showing any detrimental effect to the tree.

Bark damage and peeling bark evident to north with exposed heart wood. Evidence of weeping lesions and exudate approximately 3m AGL: This damage appears to have occluded well and reaction wood is now present with no evidence of detrimental decay in the tree.

Northerly extending branch at 5m has failed 2m from point of attachment to main stem. Evidence of decay at failure point. evidence of previous weeping exudate at point of failure: The branch has snapped out and has a diameter of approx 150mm - this can be easily remedied by pruning. The decay stated appears to be superficial and associated with the mechanical damage that has occurred. Again exudate is common with Walnut trees.

Other points covered in the report are of a superficial nature and can be remedied by sympathetic tree surgery rather than felling the Walnut. The tree subject to this application is a mature specimen that has what can be considered to be normal minor defects for this species at this age. As such there are no sound arboricultural reasons for its removal.

This tree offers public amenity from outside the driveway to the house and also from the eastern access known as the Hayling Billy Trail, Its loss would negatively impact on the character of the area which is contrary to HBC Policy DM8.

Recommend Refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/15/00159, 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. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.