
Site Address:	Norfolk House, 1 Oaklands Road, Havant		
Proposal:	Remove to ground level 1 No. Lawson Cypress (T7), subject to TPO 1122.		
Application No:	APP/14/00720	Expiry Date:	03/09/2014
Applicant:		Team:	Team 1
Agent:	Mr S Wilson	Case Officer:	Jamie Gargett
Ward:	St Faiths		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Front garden to a communal residential apartment block.

2 Planning History

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3 Proposal

Fell one Lawson Cypress

4 Policy Considerations

Core Strategies 2011 forming part of the HBLDF
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

HBC Highways Engineer - Peter Marshall

Quite frequently roots from trees in private gardens cause minor bumps in public adopted footways. The Highway Authority have powers under the Highway Acts to remove the roots if they become a trip hazard but it could not insist that the tree is removed. The damage to the highway is not a reason to allow the tree to be removed if it is covered by a TPO.

Development Control Planner - Rachael McMurray

The tree is an important feature in the street scene and the wall is not listed. As such options to retain the tree and shorten the length of the wall could be considered.

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: 44

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: The Tree appears to be healthy and problem free. It is a beautiful, mature specimen and provides a great deal of interest to Connaught Road (for residents and visitors). Far too many trees appear to be disappearing in Havant.

Comment: Noted

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 tree subject to this application is a mature Cypress displaying what appears to be normal vigour and vitality with no mention of either health or structural problems contained within the application.

The tree contributes well to the street scene and is an important feature. However the tree is in conflict with a low wall and causing some level of movement. This could be resolved via the wall being shortened by a few meters so as to allow for the wall to remain and not require future repair and for the tree to retain its importance in the local street scene.

The applicant has been advised to seek the services of an arboricultural consultant should she wish to add greater information to her application or a future application.

The loss of this tree would impact negatively on the nature of the street scene due to its high public amenity value.

8 Conclusion

Recommend refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/14/00720 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 alterations to the wall to allow tree and wall to remain.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.