
Site Address: 19A Frogmore Lane, Waterloooville, PO8 9QN
Proposal: Fell 1No. Lawson Cypress (T6), reduce height by 2.5m 2No. Yew trees (T4 and T5)all subject to TPO 1498.
Application No: APP/13/01011
Applicant: Mr M Rudd
Agent:
Ward: Hart Plain

Expiry Date: 05/12/2013
Team: Team 2
Case Officer: Jamie Gargett

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Rear garden to a residential dwelling.

2 Planning History

None

3 Proposal

Fell 1No. Lawson Cypress (T6), reduce height by 2.5m 2No. Yew trees (T4 and T5)all subject to TPO 1498.

4 Policy Considerations

National Planning Policy Framework

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

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: 2

Summary: We very much welcome this planning application. The cypress has grown so tall now that it blocks out the sunlight from our back garden, which wasn't the case when we moved in 7 years ago. We feel that the cypress is out of place for what has become such a large tree, in its current setting in amongst small or even very small suburban back gardens.

Comment: Noted

Summary: We would welcome the felling of the Lawson Cypress on safety grounds. We have concerns regarding the condition of the tree. During summer this year a substantial bough of the tree broke away and landed in our garden where the children regularly play - fortunately we were not home when it happened, but may not be so lucky next time. The tree has outgrown its location and does not appear healthy.

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.

Yews - The works to these mature trees is considered reasonable management to reduce the size of the canopy. These trees offer little public amenity to the street scene and exhibit what appears to be normal vigour and vitality. The works if undertaken should not detriment either the health of the tree or impact negatively on their amenity value.

Lawson Cypress - A very large tree set in a modest sized rear garden. This tree does offer public amenity value in that the top of the canopy is visible above the roof line of the house. It has signs of the pathogenic fungus *Seiridium* throughout the canopy, although this is in the very early stages and should not develop fully into a problem for the tree until the latter stages of die back appear over time.

The Cypress is in this instance the wrong tree in the wrong location, and it is very overpowering in terms of bulk and shade for the applicants living at 19A Frogmore Lane. In this instance I support the application to fell the tree as a more appropriate tree for the site could be planted as mitigation, such as a Fastigate Oak or Hornbeam etc which will offer greater sustainability, ecological value and the choice of a more appropriate species will mean that the tree will require less drastic pruning to manage its size in the location.

8 Conclusion

Recommend permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/13/01011

(A)

(B) for the following reasons/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: Fell 1No. Lawson Cypress (T6), reduce height by 2.5m 2No. Yew trees (T4 and T5) all subject to TPO 1498.
Reason: To safeguard the health and well being of the trees and their importance in the local landscape.
- 3 The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting.
Reason: To conserve and safeguard the visual amenities of the locality.
- 4 The tree works for which consent is hereby granted shall be carried out and completed no later than 5/12/2014.
Reason: To safeguard the health and well being of the trees.