
Site Address: 6 Maple Wood, Bedhampton, Havant, PO9 3JB
Proposal: Reduce 1No. Sycamore by 4.9m to height and 3m to width, within A1 of TPO 0575.
Application No: APP/13/00651
Applicant: Mr Wallis
Agent: Mr J Petley
Ward: Bedhampton

Expiry Date: 22/08/2013
Team: Team 1
Case Officer: Jamie Gargett

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Rear garden to a residential dwelling.

2 Planning History

3 Proposal

Reduce 1No. Sycamore by 4.9m to height and 3m to width, within A1 of TPO 0575.

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

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: 1

Summary:

I am concerned that the application to modify this tree does not go far enough to reduce the danger that this tree poses to life and property. I reported in May by email

to Mr Gargett, Havant Borough Council, who is familiar with the case that a 6 metre bough of this tree fell into my property permanently damaging garden furniture. It could have been far worse had someone been in the garden at the time.

To avoid any further incidences this tree should be reduced substantially if not removed. I enclose a copy of a letter from Sarah Kiss of Kiss Tree Management Limited. In her letter she notes that the tree is forked at the base and there has been no inspection of the condition of the fork since the tree is overgrown with ivy at this point. The strain of the canopy is therefore all at the lower end of the tree and it would be here that the tree would split apart.

Rather than marginally reduce the height and width by 4.9m and 3m as per the application, she states that my neighbours and the Council should consider a more dramatic reduction of the tree to allow the secondary canopy to establish from the existing lower canopy, see paragraph 8 of her letter. This would reduce the tree to the same height as the adjacent eucalyptus and other trees at the bottom of my neighbours garden and it would reduce the strain on the fork. Leaving the existing tree with its current or marginally reduced height means the tree remains open to severe winds since the gardens of Maple Wood are in an exposed position. A more severe reduction would also make it easier for my neighbour to have the tree maintained in future years. At the proposed reduction of 4.9m it would mean every two or three years there would need to be further maintenance at this height.

Comment:

Having spoken with the applicant at length during my site visit on 2/8/13 he is content with the advice he has received from his tree surgeon JP Trees and also another tree surgeon Bail Brothers who have both inspected the tree and made the same recommendation for works - which has been submitted.

It is not a position for the council to refuse or put pressure on an applicant amend what is considered to be reasonable tree works that will neither detriment the health of the tree or impact negatively on the public amenity offered by the tree. Any disagreement between neighbours is a civil matter and one that the council will not enter into.

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:

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 maturing Sycamore that has what can be described as an etiolated (leggy) form and as such would benefit from some tree management so as to reduce the sail area of the canopy bringing it into a more attractive compact form thus improving its amenity value.

This tree has an ivy clad main stem to the lower portion and any potential defects can not be seen - the applicant has stated that his tree surgeon will be stripping this ivy when he carries out the reduction to the canopy.

There has been an objection from a neighbour to these works in that he feels they do not go far enough to make the tree safe - there is also a report submitted by an Arb Consultant he has instructed.

The application has been assessed by HBC for the potential for damage to the health of the tree and for the impact on the public amenity offered by it. The proposed works do not detriment either of these areas and as such the dispute between neighbours is not a material consideration in this application.

8 Conclusion

Recommend permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/13/00651, 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: Reduce 1No. Sycamore by 4.9m to height and 3m to width, within A1 of TPO 0575.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.

- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 22/8/14
Reason: To safeguard the health and well being of the tree(s).