
Site Address:	29 Coralin Grove, Waterloooville, PO7 8QY		
Proposal:	Fell 1No. Common Oak (T9) subject to TPO 1224.		
Application No:	APP/13/00629	Expiry Date:	20/08/2013
Applicant:	Mr C Clack	Team:	Team 2
Agent:		Case Officer:	Jamie Gargett
Ward:	Cowplain		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

The oak tree subject to this application is planted on a grassed area to the front of a residential dwelling set within a small development.

2 Planning History

None

3 Proposal

Fell 1No. Common Oak (T9) subject to TPO 1224.

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

Building Control Comments:

1. I am unable to provide a full assessment of the technical aspects of the application as there is no engineering report enclosed only an Arboricultural report.
2. In order to verify the technical accuracy more information would be required including fuller details of the damage and its extent, information to confirm that the subsoil is clay (eg bore hole results and analysis) with a volume change potential and details of the existing house foundations.
3. The arboricultural report states that an assessment of heave risk has been made by Engineers but no details of the assessment has been provided.

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6

Summary: Please do not recommend that this application be granted tree appears to be a very healthy specimen around 200 years old.

Comment: Noted and comments re tree health are made in section 7.

Summary: The felling of this tree would not only be a great loss to the residents but also to wild life and the future of Oak trees.

Comment: Noted and comments are made in section 7.

Summary: The beautiful oak tree is a feature of this area and one of the reasons we moved here.

Comment: Noted

Summary: I would like to register my very strong objection to the proposed felling of the common oak tree.

Comment: Noted

Summary: Felling mature trees in clay soil often leads to heave especially on clay soils and could be a concern for the surrounding houses.

Comment:: No heave calculation has been provided by the applicant.

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 mature oak that is displaying normal vigour and vitality and appears to have a canopy depth and leaf size associated with a tree of this species and age. The oak is a prominent feature in the streetscene and offer high public amenity value via an unrestricted view from the highway. The loss of the oak tree would be a significant loss to the area and would reduce the visual appeal of the streetscene and as such any decision over its future must be explored fully using all the relevant information available, so as to ensure an informed and accurate recommendation is made.

The application is a result of a third party approach via 5 Hitherwood Close where there is alleged tree related subsidence. Havant Borough Council Building Control have assessed the application on its technical merit and state that "The application

relates to the felling of 1 Oak Tree which it is claimed is causing damage to another property. In order to verify the technical accuracy more information would be required including fuller details of the damage and its extent, information to confirm that the subsoil is clay (eg borehole results and analysis) with a volume change potential and details of the existing house foundations'.

On this basis the application is lacking in the level of evidence required and a fully informed decision can not be made on purely the arboricultural information submitted with the application. Havant Borough Council requires the following level of information to be submitted with regard to a tree and subsidence case:

- Engineers report on assessment of damage to building.
- Plan and profile of foundations.
- Full details of all areas of damage attributed to the subsidence including location plan of building in relation to trees both on and adjacent to the property.
- Soil analysis – including proof of desiccation, details of liquid and plastic limits taken from both a trial pit and control pit.
- Tree root identification from beneath foundation level.
- Monitoring results preferably for 6 months or more, including level monitoring.
- Details of any drainage report carried out for the property.
- Details of previous underpinning or relevant building works to the property.

8 Conclusion

Recommend refusal on lack of information.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/13/00629, 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. The information provided with the application does not provide sufficient evidence to warrant removal of the tree for engineering reasons. the felling of the tree would therefore be contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.