

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	1No. Oak Tree - Reduce in height by 3m, reduce crown by 3m on North, South & west sides, reduce east side by 1m, crown raise to a height of 4m - General Maintenance, Reduce shading in the garden, even up the crown of the tree on all sides - leaving tree with a height of approximately 55m and width of 35m, subject to TPO 1198.
LOCATION:	2 Gladys Avenue, Cowplain, Waterlooville, PO8 8HT
REFERENCE NO:	APP/25/00652
APPLICANT:	Mr Steve Norris
CONSULTATION EXPIRY DATE:	21/10/2025
APPLICATION EXPIRY DATE:	08/10/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Refuse

1. Site Description

2 Gladys Avenue, Cowplain, Waterlooville, PO8 8HT

2. Planning History

3. Proposal

1No. Oak Tree - Reduce in height by 3m, reduce crown by 3m on North, South & west sides, reduce east side by 1m, crown raise to a height of 4m - General Maintenance, Reduce shading in the garden, even up the crown of the tree on all sides - leaving tree with a height of approximately 55m and width of 35m, subject to TPO 1198.

4. Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014

5. Statutory and Non Statutory Consultations

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Number of neighbour notification letters sent: 9

Public comments - Number of representations received: 0

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:

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.

7.2 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.

7.3 The works applied for to manage the tree are considered excessive for this tree in its location and if permission were given then the public amenity offered currently would be negatively affected. There have been no reference to any defects or concerns regarding the health or condition of the tree.

8 Conclusion

Recommend Refuse

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Refuse application APP/25/00652

Refusal Reason:

The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. the proposed works 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.