

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	T1 Oak - Fell and treat stump with eco-plugs. Tree subject to TPO Ref: 446.
LOCATION:	2 Edwards Close, Waterlooville, PO8 8RJ
REFERENCE NO:	APP/25/01025
APPLICANT:	Mrs Helen Klarnar
CONSULTATION EXPIRY DATE:	30/01/2026
APPLICATION EXPIRY DATE:	09/02/2026
WARD:	Hart Plain
SUMMARY RECOMMENDATION: Approve with Conditions	

1. **Site Description**

2 Edwards Close, Waterlooville, PO8 8RJ

2. **Planning History**

3. **Proposal**

T1 Oak - Fell and treat stump with eco-plugs.
Tree subject to TPO Ref: 446.

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.

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 Trees are an important environmental asset, however the council recognises that in some instances they may contribute to the subsidence of a building.

Where an application is made to fell a protected tree due to concerns about alleged subsidence, it is important that adequate information is included to demonstrate that:

- the subsidence has actually taken place
- investigation has been undertaken to show the effect of the tree
- reasonable alternatives to felling have been considered

In this instance the information supplied with this application is in line with the Joint Mitigation Protocol (LTA) and includes the following - demonstrating that on the balance of probability the tree is linked to the subsidence at the property.

- 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 & analysis 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
- the range of alternatives considered and estimated costs, including a comparison between scenarios in which the tree is retained or felled)

8 Conclusion

Recommend permission

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions application APP/25/01025

Conditions:

1	<p>In the first planting season following the date of felling; 1 replacement tree is planted. The tree should be a minimum 1.5 metres tall at the time of planting and should comply with BS3936:Part 1:1992. It should be planted at or near the site of the existing tree. The species must be agreed in writing with the Council.</p> <p>If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or die, or becomes in the opinion of the Council seriously damaged or defective:</p> <p>a) the Council shall be notified as soon as is reasonably practicable; and</p> <p>b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the Council unless the Council agrees to dispense with or vary the requirement.</p> <p>Reason: To conserve and safeguard the visual amenities of the locality.</p>
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