DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	**T1 - Oak - Fell** **In accordance with tree report provided by Barratts, from JCA Ltd. RE: 20946//LW. And Engineer due to subsidence.** **Tree subject to TPO 1224**
LOCATION:	Land to the East of 28 Damask Gardens, Waterlooville
REFERENCE NO:	APP/25/00883
APPLICANT:	Mr Jackson
CONSULTATION EXPIRY DATE:	12/12/2025
APPLICATION EXPIRY DATE:	22/12/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

Land to the East of 28 Damask Gardens, Waterlooville

2. Planning History

3. Proposal

T1 - Oak - Fell
In accordance with tree report provided by Barratts, from JCA Ltd. RE: 20946//LW. And Engineer due to subsidence.
Tree subject to TPO 1224

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/25/00883

Conditions:

1	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.
2	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.
3	The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice. **Reason:** To control the timing of the works.