

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	Fell 1No Ash (T8). Fell 1No Scots pine (T7). Subject to TPO 0477
LOCATION:	Old Mill Guest House, Mill Lane, Bedhampton, Havant, PO9 3JH
REFERENCE NO:	APP/26/00064
APPLICANT:	Mr P Ground
CONSULTATION EXPIRY DATE:	23/02/2026
APPLICATION EXPIRY DATE:	27/03/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

Old Mill Guest House, Mill Lane, Bedhampton, Havant, PO9 3JH

2. Planning History

3. Proposal

Fell 1No Ash (T8).
Fell 1No Scots pine (T7). Subject to TPO 0477

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 recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.

7.3 The two trees subject to this application are x1 Ash and x1 Scots Pine.

The Ash has significant stages of die back (ADB) and its removal is considered reasonable management - a replant will be conditioned as part of the permission.

The Scots Pine is highly likely to cause actionable nuisance to a listed wall if it continues to grow in its location and the damage is classed as foreseeable - as such it is not unreasonable to abate this nuisance by removing the tree and replanting with a new species in a different location on site.

8 Conclusion

Permit

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions application APP/26/00064

Conditions:

1	In the first planting season following the date of felling; x2 replacement trees are planted. The tree should be a minimum 1.5 metres tall at the
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	<p>time of planting and should comply with BS3936:Part 1:1992. They should be planted at or near the site of the existing tree as practical. It should also be selected from the following species:</p> <ol style="list-style-type: none"> 1. Oak 2. Scots Pine <p>or such other size, species, location or period of time as may 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> <ol style="list-style-type: none"> a) the Council shall be notified as soon as is reasonably practicable; and 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>Reason: To conserve and safeguard the visual amenities of the locality.</p>
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