DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	**Fell 1No Oak. Tree within G1 subject to TPO 1206**
LOCATION:	1 Gleneagles Drive, Waterlooville, PO7 8RX
REFERENCE NO:	APP/26/00149
APPLICANT:	Mr Stephen Millett
CONSULTATION EXPIRY DATE:	30/03/2026
APPLICATION EXPIRY DATE:	30/04/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION: Refuse	

1. Site Description

1 Gleneagles Drive, Waterlooville, PO7 8RX

2. Planning History

3. Proposal

Fell 1No Oak. Tree within G1 subject to TPO 1206

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 The tree subject to this application is a mature oak that has been excessively pruned beyond BS3998. Despite this, it appears to be demonstrating normal vigour and vitality for this species. It's felling would significantly impact negatively to the street scene.

7.4 The issues raised by the applicant are considered to be what constitutes normal and expected conditions of living with trees in the urban environment. No specific technical details have been submitted in terms of the tree causing actionable nuisance or damage.

8 Conclusion

Recommend Refuse

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Refuse application APP/26/00149

Conditions:

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. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.