

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	Fell 1No. Pine (Tree 2). Tree within G1 and subject to TPO No. 0788.
LOCATION:	58 Silvester Road, Waterlooville, PO8 8TS
REFERENCE NO:	APP/26/00210
APPLICANT:	Nicky Mandziej
CONSULTATION EXPIRY DATE:	29/04/2026
APPLICATION EXPIRY DATE:	22/05/2026
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Refuse

1. Site Description

58 Silvester Road, Waterlooville, PO8 8TS

2. Planning History

3. Proposal

Fell 1No. Pine (Tree 2). Tree within G1 and subject to TPO No. 0788.

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 application to fell the Pine is supported with an arboricultural assessment report, however this looks at case law that is not applicable to this exact case in that there has not been any justified subsidence damage provided for a cited neighbouring property.

In addition to this the Council has formally adopted the Joint Mitigation Protocol (JMP) for determining tree and subsidence cases - in this instance this application does not meet with the required level of content required for full and informed consideration.

Based on the level of information supplied the recommendation is to refuse.

8 Conclusion

Recommend refuse

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Refuse application APP/26/00210

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. [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.
--	--