

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	1 No. Oak tree - Crown height reduction by 4m leaving a height of 13m. Crown Width Reduction by 3m leaving a crown width of 13m. Crown raise over the pavement and road to 5m. Tree subject to TPO 1752
LOCATION:	181A London Road, Waterlooville, PO7 7RL
REFERENCE NO:	APP/26/00454
APPLICANT:	Sheila Maloney
CONSULTATION EXPIRY DATE:	10/07/2026
APPLICATION EXPIRY DATE:	04/08/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Refuse

1. Site Description

181A London Road, Waterlooville, PO7 7RL

2. Planning History

3. Proposal

1 No. Oak tree - Crown height reduction by 4m leaving a height of 13m. Crown Width Reduction by 3m leaving a crown width of 13m. Crown raise over the pavement and road to 5m. Tree subject to TPO 1752

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 works to this tree in terms of the height reduction are excessive, the lateral reductions are considered to be reasonable as is the crown rise but the works are likely to be detrimental to the health of the tree and the public amenity offered.

7.4 If the applicant were to resubmit a new application without the height reduction or with a less degree of pruning then this would be acceptable. In the meantime, if there are any health and safety concerns they can be addressed under the dead or dangerous exemption which will be known to the agent who is an experienced tree surgeon

8 Conclusion

Recommend Refuse

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Refuse application APP/26/00454

Conditions:

1	The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works 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.
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