

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	Works to 3 No. Common Oak, subject to TPO 1037 as follows: T1 = Common Oak - Crown height reduction by 4m leaving a height of 12m. Crown width reduction by 2.5m leaving a width of 5m. T2 = Common Oak - Crown height reduction by 3m leaving a height of 11m. Crown width reduction by various amounts (See application) leaving a width of 6m. T3= Common Oak - Crown height reduction by 4.5m leaving a height of 12m. Crown width reduction by 2.5m leaving a width of 7m.
LOCATION:	55 Hulbert Road, Waterlooville, PO7 7NX
REFERENCE NO:	APP/26/00533
APPLICANT:	Glen Smith
CONSULTATION EXPIRY DATE:	12/08/2026
APPLICATION EXPIRY DATE:	15/09/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Refuse

1. Site Description

55 Hulbert Road, Waterlooville, PO7 7NX

2. Planning History

3. Proposal

Works to 3 No. Common Oak, subject to TPO 1037 as follows:

T1 = Common Oak - Crown height reduction by 4m leaving a height of 12m. Crown width reduction by 2.5m leaving a width of 5m.

T2 = Common Oak - Crown height reduction by 3m leaving a height of 11m. Crown width reduction by various amounts (See application) leaving a width of 6m.

T3= Common Oak - Crown height reduction by 4.5m leaving a height of 12m. Crown width reduction by 2.5m leaving a width of 7m.

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 Although these trees offer extremely limited to no public amenity value the works proposed are considered to be excessive in this instance the reductions are of a significant degree and likely to potentially be detrimental to the health of the oaks. T1 works are cited for safety however it is a relatively small specimen and no justification for safety works has been submitted within the application, the council would look upon a new application with lesser works favourably due to the resident wishing to manage the trees and there being a lack of public amenity offered by the trees

8 Conclusion

Recommend Refuse

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Refuse application APP/26/00533

Conditions:

1	<p>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.</p>
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