

P/16/0876/TO

SARISBURY

MR PHIL PAFFORD

AGENT: MR MATT GODWIN

ONE OAK: CROWN LIFT TO 5 METRES ABOVE GROUND LEVEL, REMOVE LOWEST NORTHWEST LATERAL BRANCH OF 100MM IN DIAMETER TO CREATE 3 METRES CLEARANCE FROM SOUTHWEST CORNER AND TIP REDUCE LOWEST LATERAL BRANCH BY 3 METRES BACK TO SUITABLE GROWTH POINTS. ONE ROBINIA: FELL REGENERATED STEMS FROM PREVIOUSLY REMOVED STUMP.

THE TREES ARE PROTECTED BY TPO 34.

UNIT 2 216 BARNES LANE SARISBURY GREEN SOUTHAMPTON SO31 7BG

Report By

Paul Johnston - 01329 824451

Introduction

When the application was first submitted it proposed two sets of works.

The first involved the felling of one Robinia and works to one oak tree. These trees are protected by a tree preservation order (TPO 34) and the works proposed to them are before Members now for a decision.

The application also proposed works to other trees and planting at the site. These included works to a privet hedge, felling sapling ash trees and crown lifting a sycamore tree. These other trees and planting are not covered by a tree preservation order.

The applicant has notified the Council about these other works as they believe the planting is protected by virtue of the fact that it is situated within the Sarisbury Green Conservation Area. When a notification is received the Council can either agree to the works set out or serve a tree preservation order on the trees. If the Council does not undertake one of these actions within 6 weeks of receiving notification, the works can proceed.

The six week period expired before the date of this Planning Committee meeting and therefore a decision on these matters will be taken before the meeting and Members will be updated at the meeting.

Description of Proposal

- One oak: crown lift to 5 metres above ground level, remove lowest northwest lateral branch of 100mm in diameter to create 3 metres clearance from southeast corner of building and tip reduce lowest lateral branch by 3 metres back to suitable growth points.
- One robinia: fell regenerated stems from previously removed stump.

The trees are protected by TPO 34.

Representations

Nine representations have been received objecting to the all the works described in the introduction above. The main points of objection are on the following grounds:

- The removal of the trees would change the local environment and the character of the

area.

- Crown lifting is not necessary in this case and is known to have a detrimental effect on the growth and condition of trees.
- It would be more practical to clear the car park of ivy, bramble, saplings and weeds.
- The tree works are not necessary because there is already enough clearance under the existing parked vehicles.
- The works must be to clear room for high sided vehicles which is not appropriate for a residential area.
- The loss of any tree should be avoided wherever possible.
- The works will not result in any extra room for the business but will make a significant reduction in the wildlife corridor which includes habitat for stag beetles.
- It is Conservation Area which should preserve trees not allow them to be removed.
- The tree provides a natural sound barrier and helps the tranquillity of the cemetery.
- A bat survey should be carried out as there is a colony in the area.
- It will change the tree line surrounding the cemetery.
- The threat of Ash Die Back makes it a shame to remove any healthy ash. The existing ash here could be retained without taking up too much space.
- The intention to level the sloping surface of the car park would make the crown lifting unnecessary.
- The robinia has more impact on the street scene and has an overall effect of a tall, healthy, mature tree.
- Regeneration is a way for ancient and veteran trees to extend their lives.
- A replacement tree would take years to grow and fill the ugly gap.
- The existing robinia is a valued part of the Sarisbury landscape, gives privacy and creates a pleasant, peaceful and rural outlook.
- There have never been any health and safety issues before and the robinia is situated in the corner where it cannot be an issue.
- There is no point in placing a TPO on trees if this can be overturned for the owner's benefit and spoil the view.
- The oak may require works but its shape should be considered and protected.

Planning Considerations - Key Issues

The application relates to trees situated on the east boundary of the industrial units at 216

Barnes Lane, which is adjacent to the west boundary of St Pauls cemetery.

The reasons being put forward for felling / removing the Robinia are on the grounds of health and safety due to the structural condition of the tree.

The original tree was cut down to a stump some time ago. What currently appears as one tree from a distance, actually comprises multiple shoots that have grown up from the cut stump and developed into several larger stems forming one crown.

The stump from which the Robinia has generated is decayed. In arboricultural terms the structural integrity and attachment of these stems to the decayed stump is inherently weak. This means they are predisposed to an abnormal risk of failure by breaking apart at the base - the potential for failure is higher than compared with a single stem tree.

This inherent structural weakness applies to any regeneration from cut stumps, lapse coppice stools and pollards. However, the risk is higher in fast growing species such as robinia, poplar and willow, which have a weaker wood structure, when compared to species such as oak, sweet chestnut and plane for example. The risk of failure also increases as the stems become larger and more congested against one another.

Officers appreciate that the Robinia has formed a substantial crown and has considerable amenity value. However due to the way it has grown there is a much increased risk that elements of the tree will fail and fall. On this basis Officers regrettably support the felling of this tree.

The works to the mature oak comprise crown lifting to 5 metres above ground level and shortening several branches away from the industrial unit. Whilst local residents consider that these works will allow the site to be used in a more intensive way, in assessing applications for tree works the Council is required to assess the effect on the health and appearance of the tree (and in turn its amenity value). The Council is not able to refuse works to protected trees solely on the grounds of principle. Officers are satisfied that the works to the oak tree would not be harmful to the health of the tree or its contribution to amenity.

Officers have carefully considered the proposals and the representations received from local residents. Having carefully considered all relevant issues Officers believe that consent should be granted for the works proposed.

Recommendation

CONSENT:

1. The works hereby approved shall be carried out within two years from the date of this consent - therefore by Date / Month / 2018.

REASON: To ensure that the works are carried out within a reasonable timescale taking into account the current health and condition of the tree(s) and their circumstances.

2. The works shall be carried out in accordance with the British Standard 3998:2010 Tree Work - Recommendations.

REASON: To ensure the works are carried to an appropriate standard.

3. A replacement pedunculate oak, of 12 / 14cm girth shall be planted within the first planting season (October to March) following the felling on the Robinia hereby approved
REASON: In the interests of maintaining the public amenity value of the area.

Notes for Information

Further information:

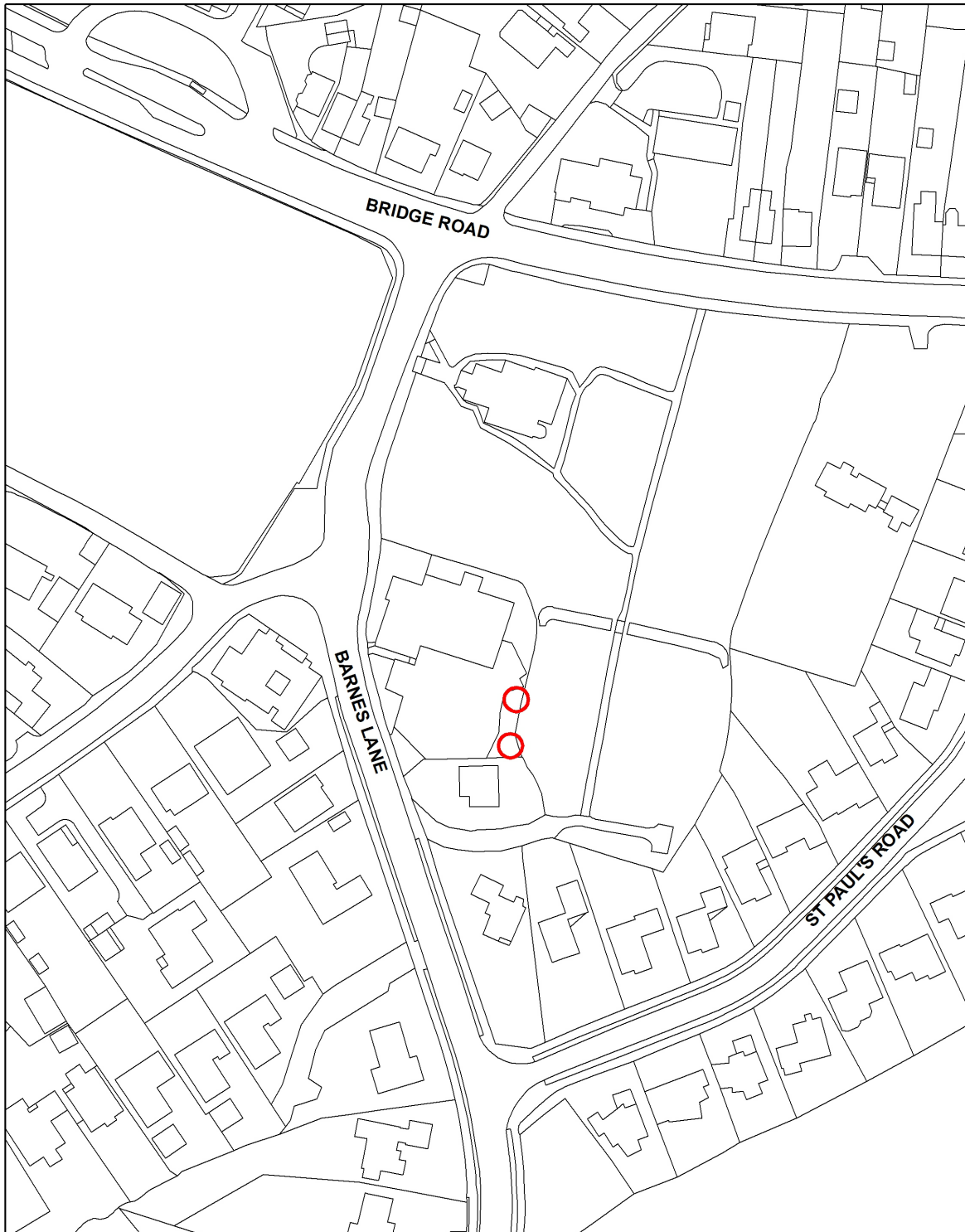
1. This consent does not grant the applicant the right to carry out work over property other than their own without the agreement of the owner; it is advisable to obtain this agreement in writing.

2. Special care must be taken not to disturb wild animals and plants protected by the Wildlife and Countryside Act 1981 (as amended). This includes birds and bats that nest or roost in trees. Contact Natural England for further advice - 023 8028 6410 www.naturalengland.org.uk.

3. Bats are protected under Conservation of Habitats and Species Regulation 2010 as amended and it is an offence to deliberately or recklessly disturb them or damage their roosts. Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

FAREHAM

BOROUGH COUNCIL



Unit 2
216 Barnes Lane
Scale 1:1250



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