

**P/16/0887/TO**

**FAREHAM NORTH-WEST**

MR JOHN BATCHELOR

AGENT: MR JOHN BATCHELOR

ONE ASH PROTECTED BY TPO 10: REDUCE BY 2.5 METRES TO SUITABLE PRUNING POINTS 75-100MM IN DIAMETER.

11 BARTLETT CLOSE FAREHAM PO15 6BQ

***Report By***

Paul Johnston - 01329 824451

***Introduction***

This application has been called onto the agenda by Councillor Davies to enable the Committee to consider whether the benefit of the ash tree to the area is outweighed by the dis-benefit to local residents.

***Description of Proposal***

Reduce one ash tree (protected by TPO 10) by 2.5 metres to suitable pruning points 75 - 100mm in diameter.

***Relevant Planning History***

The following planning history is relevant:

P/16/0191/TO Carry out works to three oak trees and one ash tree. Consent granted for works to oak trees. Works to Ash tree refused. Appeal lodged against refusal of works to Ash tree. Appeal turned away by the Planning Inspectorate as the applicant provided no justification for the works to the Ash tree.

***Representations***

Three representations have been received supporting the works on the following grounds:

- The tree has outgrown the site and encroaches halfway down into the rear garden of 11 Craven Court which is not acceptable.
- There is a six foot branch, a five foot branch and other smaller branches growing into the garden which is annoying.
- The paving slabs in the rear garden have needed to be reset several times because of the tree roots.
- Branches are always falling off, especially on windy days.
- The ash has accelerated growth towards the sunlight.
- A lot of trees have blown down in the area in recent high winds.
- The TPO should have been reviewed two years ago to favour residents undertaking tree works.
- The ash has not been worked on before and has grown with a twisted trunk which looks ugly.

- It does not contribute to the local amenity.
- Removal of the ash will solve all problems in the future.
- A lot of leaves fall off the tree.

### ***Planning Considerations - Key Issues***

This ash tree predates the surrounding development completed between the late 1970s and early 1980s. The tree forms part of a wider treed landscape and contributes significant amenity value to the surrounding area.

Tree preservation orders seek to protect trees in the interest of public amenity. Where the excessive pruning of a protected tree would substantially reduce its amenity value, Officers would normally recommend that consent is withheld unless other compelling grounds are put forward which outweigh the harm.

The characteristics associated with different tree species can vary greatly with some more burdensome than others. A judgement often needs to be made in terms of balancing the many positive benefits trees provide with any negative characteristics associated with them. Officers acknowledge that for some residents trees can be a source of frustration. However, these very same trees contribute to the pleasant appearance of Fareham and provide multiple benefits to our communities.

Members will note that a request for works to this Ash tree was refused under Officers delegated powers earlier this year. A subsequent appeal was turned away by the Planning Inspectorate as the applicant had not put forward reasons for carrying out the works.

This application proposes the same extent of works to that recently refused. The applicant explains that the works are proposed as: the tree is too large for the plot; if it came down in a winter storm it would cause damage to property and prove dangerous to residents; pigeons roosting in the tree foul on the garden, grandchildren's slide and swing and this is a health hazard. The problems have exacerbated as the tree has got bigger.

A visual inspection of the ash tree was undertaken from ground level and the tree was observed to be healthy and free from any significant defects or abnormalities that may have an adverse impact on its condition. No evidence has been submitted with the application to suggest that the tree is unsound or otherwise unhealthy.

The amount of noise and movement associated with trees during high winds can be unnerving and those living close to trees may feel anxious about their safety during severe weather. However, Officers do not believe that a potential risk of tree failure is a sound basis for tree pruning or indeed removal. All trees potentially pose some degree of risk, but in this case there is nothing submitted or indeed observed on site to suggest that the subject tree poses any undue level of risk. It is not however possible to give absolute guarantees of safety in respect of trees in the event of severe adverse weather conditions.

Trees may be a source of frustration from time to time due to falling debris, sweeping up leaves, clearing gutters and such like. However, it is to be expected that large, mature trees such as the subject ash will produce amounts of tree related debris. Whilst officers acknowledge that the periodic clearing of such debris can be an inconvenience to homeowners, it is ultimately part of routine household maintenance when living with trees. Officers do not believe this provides justification for the reducing the size of the ash tree.

In the opinion of Officers, the ash tree does not have a significant adverse impact on the adjoining gardens in terms of dominance and shading.

The proposed reduction of the ash is considered to be harmful to the health, natural form and appearance of this tree, which has not been reduced before. The works would be detrimental to the tree's amenity value and its contribution to the character of the area. Whilst Officers acknowledge the support from near neighbours and the reasons put forward by the applicant, Officers do not believe these outweigh the harm to the tree.

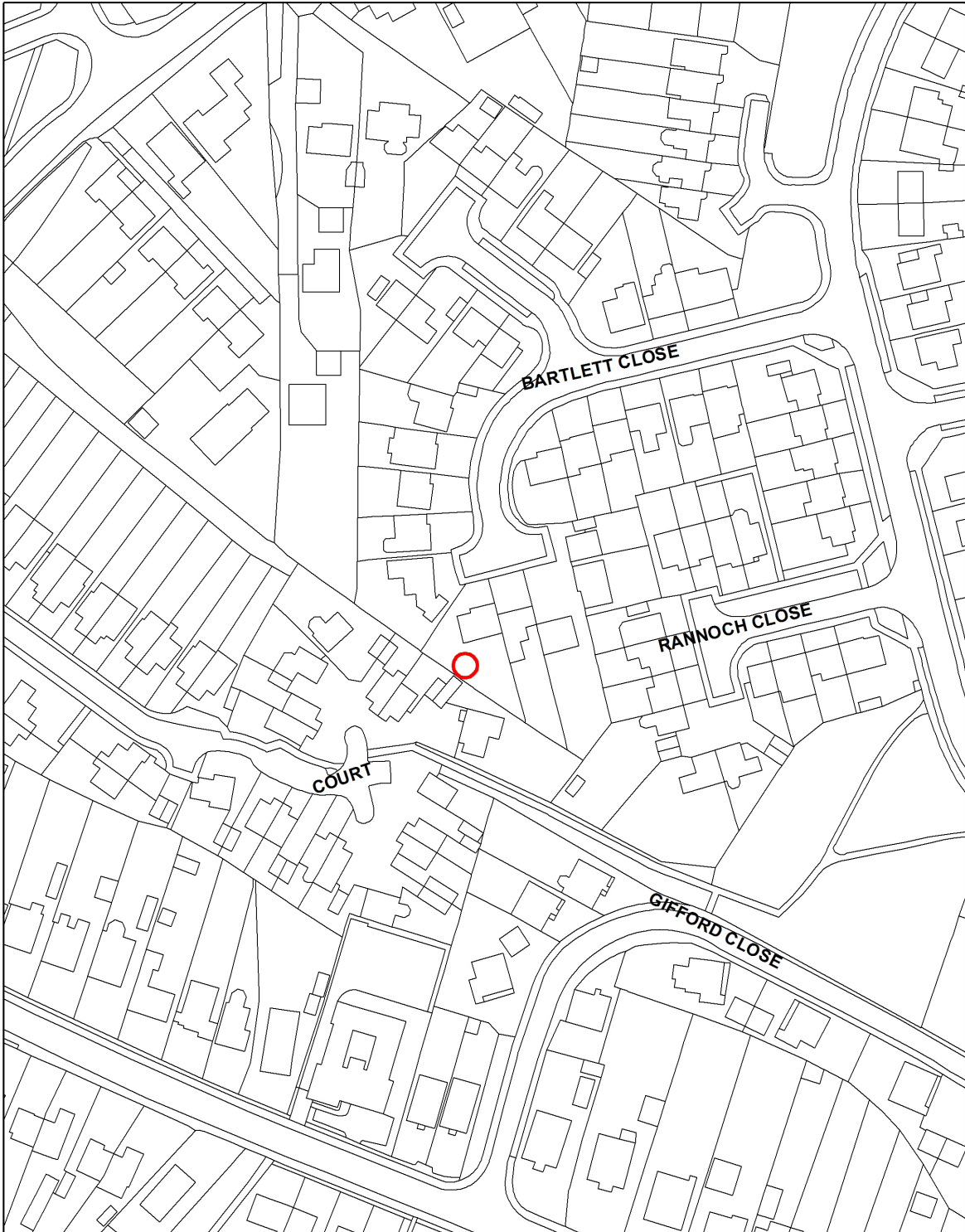
***Recommendation***

REFUSE:

On the basis of the information submitted with the application, the proposed reduction of the Ash tree is considered to be unnecessary. Furthermore the works would be harmful to the health, natural form and appearance of this tree which has not been reduced before, and in turn would be detrimental to the tree's amenity value and its contribution to the character of the area.

# FAREHAM

BOROUGH COUNCIL



11 Bartlett Close  
Scale 1:1250



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