

OFFICER REPORT FOR COMMITTEE

DATE: 24/04/2019

P/19/0132/TO
SOLENT UNIVERSITY

WARSASH
AGENT: GROUND CONTROL LTD

WORKS TO TREES PROTECTED BY FTPO261

WARSASH MARITIME ACADEMY NEWTOWN ROAD SO31 9ZL

Report By

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1.0 Introduction

1.1 This application is being reported to the planning committee in light of the number of representations received and the fact that Officers are recommending that consent is granted.

2.0 Site Description

2.1 The application trees are situated within the Warsash Maritime Academy campus on the west side Newtown Road, Warsash.

2.2 The Warsash Maritime Academy site is presently covered by an area tree preservation order (FTPO 261) which protects a large number of trees across the site.

3.0 Description of Proposal

3.1 This application relates to a very small number of trees subject to the area tree preservation order. The works proposed are as follows:

- Oak tree (application T3 / Tag 622) – fell
- Oak (application T4) - fell
- Oak (application T5 / Tag 1211) – remove one branch
- Willow (application T8 / Tag 688) – fell
- Scots pine (application T17 / Tag 880) – prune to clear building.
- Pear (application T20 / Tag 862) – fell
- Willow (application T22 / Tag 612) – reduce to 6 metres.

4.0 Representations

4.1 Five representations have been received objecting to the proposed tree works on the following grounds

- Felling the trees seems to be part of a plan to develop the site.

- The trees could be managed differently instead of felling.
- The trees contribute to the distinct character of the site.
- The trees are important and should be retained.
- This is a commercial request and it is unfair to allow trees to be felled.
- The council should insist on replacement trees.

5.0 Considerations

- 5.1 Consent is sought to fell four trees and carry out works to three others. The seven trees involved are not all in the same location on the site.
- 5.2 A detailed tree survey report has been submitted by the applicant in support of their application.
- 5.3 The tree works are proposed as part of the management of the site to ensure both users of the site and the existing infrastructure are not exposed to any unacceptable risks from trees. The trees have been inspected by an arboriculturist who has made recommendations based on visual observations.
- 5.4 In the case of the four trees to be removed, the arboriculturist has identified irremediable defects.
- 5.5 Pruning works to the pine and oak are required as branches are in contact with a lamp and building respectively.
- 5.6 The willow tree is a multi-stemmed tree with weak unions at the base and a cavity. The works proposed to this tree are to reduce pressure on the tree which could lead to its total failure.
- 5.7 Officers concur with the findings of the tree survey report in terms of the assessment of trees' health and condition. Officers consider the reasons being put forward for the proposed pruning and removal of certain trees are justified on arboricultural grounds.
- 5.8 Notwithstanding the representations received, Officers consider the proposed tree works to be justified and acceptable. A condition is recommended to secure four replacement trees for those felled.

6.0 Recommendation

GRANT CONSENT subject to the following conditions

1. 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.

2. Four replacement trees of a species, size and in a location to be first agreed in writing with the local planning authority, shall be planted within the first available planting season following the felling of the trees for which consent is hereby granted. If any of the replacement trees within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, they shall be replaced within the next available planting season, with others of the same species and size as originally approved. The replacement trees shall thereafter be retained at all times.

REASON: In the interests of the visual amenities of the locality.

Warsash Maritime Academy – Extent of TPO 261 (Area 1)



Three Plans submitted with Tree Report (application P/19/0132/TO)



North



Imagery, Map Data @2018 Google



Solent Way

Newtown Rd

North



Imagery, Map Data @2018 Google



Solent Way

Newtown Rd