

OFFICER REPORT FOR COMMITTEE

DATE: 24/04/2019

P/19/0297/TO
CHAMBERS SOUTHERN Ltd

HILL HEAD
AGENT: Mr N J TROWELL

FELL ONE WILLOW & ONE NORWAY MAPLE; CROWN LIFT AND THIN BY 20%,
THREE NORWAY MAPLES AND THREE HORSE CHESTNUTS SUBJECT TO
TREE PRESERVATION ORDER 751

SPRINGFIELD WAY OPEN SPACE, HILL HEAD

Report By

Paul Johnston – Tel. 01329 824451

1.0 Introduction

1.1 This application is being reported to the Planning Committee in light of the number of representations received and the Officer's recommendation to consent part of the works.

2.0 Site Description

2.1 The application trees are situated on an area of public open space between Springfield Way and Dallington Close, Hill Head.

3.0 Description of Proposal

3.1 One Willow & one Norway Maple tree– Fell.
Three Norway Maple and three Horse Chestnut trees - Crown lift to 3 metres above ground level and crown thin by 20%.

4.0 Relevant Planning History

4.1 The trees have been historically managed by the Council and this is the first application under TPO 751, which was confirmed on 14 November 2018.

5.0 Representations

5.1 Forty representations have been received objecting to the proposed tree works on the following grounds

- The trees are protected.
- The Council has always looked after them properly.
- The reason for pruning and removing the trees are not clear.
- The trees are important and valued by the community.
- Fears there is an ulterior motive to develop the land.
- There are no grounds for these tree works.

6.0 Planning Considerations

- 6.1 The application trees are situated on an area of privately owned public open space, which is maintained by this Council. The trees fall under the Council's proactive tree inspection and maintenance programme – the trees were last inspected in 2016. The trees were inspected again on 4th April 2019 following the submission of this application for tree works.
- 6.2 Several of the trees are situated adjacent to residential roads and one horse chestnut, the largest tree on the site, is situated adjacent to a residential property (18 Dallington Close). None of the application trees were observed to have any significant defects or abnormalities that would give rise to concerns over their safety in terms of an abnormal risk that they may break or fall.
- 6.3 The applicant has arranged for and submitted a tree survey, which has been undertaken in accordance with the British Standard 5837: Trees in relation to design demolition and construction – Recommendations.
- 6.4 Officers do not disagree with the findings of the tree survey in terms of the assessment of the condition of each tree. However, the trees are situated on public open space under the Council's management and none of the recommended works are proposed on the grounds of any tree posing an unacceptable risk to the public.
- 6.5 Officers do not consider the willow and maple to be in a dangerous condition. Officers conclude that the evidence available is not sufficient to demonstrate they pose an unacceptable hazard which justifies their removal. The loss of these trees would unacceptably impact upon the amenity of the area.
- 6.6 The recommendation to crown thin the trees by an unquantified 20% will result in the removal of a significant proportion of the live foliage bearing branches. Officers consider this work cannot be justified on arboricultural grounds, particularly given the trees location.
- 6.7 Where the excessive pruning of a protected tree would substantially reduce its amenity value, Officers will normally recommend that consent is withheld unless other compelling grounds are put forward which outweigh the harm. No evidence has been submitted with the application to suggest that the trees are unsound or otherwise unhealthy. On this basis Officer consider a 20% thinning of the trees is unacceptable.

- 6.8 The recommendation to raise the crowns of the trees to 3 metres above ground level by removing small diameter branches is not unreasonable in the circumstances and will not be detrimental to the health or appearance of the trees.
- 6.9 Officers have carefully considered the applicant's submission and the representations received from local residents. Officers consider that the proposed felling of two trees and 20% thinning of the remaining trees would be harmful to public amenity and should be refused. The crowning raising of the trees would be acceptable in terms of both the health and appearance of the trees.

7.0 Recommendation

PART CONSENT / PART REFUSE:

7.1 CONSENT:

Three Norway maple trees and Three horse chestnut trees - Crown lift to 3 metres above ground level.

Subject to the following condition:

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

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

7.2 REFUSE:

One willow & one Norway maple trees– Fell to ground level.
Three Norway maple and three horse chestnut trees - Crown thin by 20%.

On the basis of the submitted arboricultural evidence, the Local Planning Authority considers that the felling of these two trees is not justified, and that the crown thinning represents poor arboricultural practice contrary to the British standards BS3998: Tree Work - Recommendations. The proposed works would therefore be harmful to the visual amenity of the area and the thinning works would further be harmful to the health of the trees.



TOWN & COUNTRY PLANNING ACT 1990
FAREHAM BOROUGH COUNCIL TREE PRESERVATION ORDER NUMBER 751
 SPRINGFIELD WAY OPEN SPACE, HILL HEAD

FAREHAM
 BOROUGH COUNCIL

Title: FTPO 751
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