

P/14/0519/TO

PARK GATE

ESSO SERVICE STATION

AGENT: RICHARD PROWSE

FELL ONE MONTEREY PINE TREE PROTECTED BY TPO 209 DUE TO STEM DEFECT/SIGNIFICANT BASAL DECAY IDENTIFIED FOLLOWING DETAILED INVESTIGATION

ESSO LOCKSHEATH SERVICE STN BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7ZE

Report By

Paul Johnston - Ext.4451

Site Description

This application relates to a tree situated on the frontage of the Locks Heath Service Station and adjacent to the Station Road / Bridge Road roundabout.

Description of Proposal

Consent is sought to fell one monterey pine protected by TPO 209.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/11/0354/TO

CARRY OUT WORKS TO MONTEREY PINE COVERED BY FTPO 209

CONSENT

16/06/2011

Representations

Two objections have been received objecting to the works because it is felt that further investigation is required. Further comments note that the tree is a significant landmark that should be retained.

One representation did not object to the felling but would like a replacement tree of significant size planted.

Planning Considerations - Key Issues

Government guidance suggests that in considering applications to fell protected trees the Local Planning Authority are advised:

(1) to assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and

(2) in the light of their assessment at (1) above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.

They are advised also to consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions.

In general terms, it follows that the higher the amenity value of the tree or woodland and the greater the impact of the application on the amenity of the area, the stronger the reasons needed before consent is granted. On the other hand, if the amenity value of the tree or woodland is low then the impact of the application in amenity terms is likely to be negligible.

Tree preservation orders seek to protect trees in the interest of public amenity; therefore it follows that the removal of a protected tree should only be sanctioned where its public amenity value is outweighed by other considerations.

The subject pine is a very large and prominent mature specimen, which makes a significant contribution to the public amenity of its surroundings. The removal of this tree will only be mitigated in the long term by any replacement planting.

During a recent detailed investigation on the 20 March 2014 two Picus Tomograph (acoustic measurement) readings were undertaken at 50 & 500mm above ground level following the observation *Sparassis crispa* (Cauliflower fungus) around the base of the tree. The tomography revealed internal decay at the base of the main stem over approximately 50% of the cross sectional area. *Sparassis* typically develops in the root system, sometimes extending up into the stem base. The fungus causes a cubical 'brown-rot' resulting in virtually no tensile strength and a significant increased risk of breakage (brittle fracture) in the root-plate or at the stem base. 'Brown rot' wood decay can result in a sudden catastrophic failure without any visible adaptive growth features being exhibited by the tree. There are no failure criteria available for wood decay of the root system and stem base, which makes assessing and managing the risk of failure impossible.

Following the tomography results and in accordance with the recommendations of the March inspection report, further investigation was undertaken on 8 July 2014 using a Resistograph (IML ResiF400) micro-drill to assess wood strength and the extent of decay below the 50mm tomograph. The tree was drilled close to ground level on the four compass points - north, east, south and west. The results show extensive internal decay at the base of the stem, which is more severe than initially thought.

To conclude, officers consider that the tree now poses an unacceptable risk to the public and thereby support its removal.

Recommendation

CONSENT: Works to be undertaken within 2 years, replacement to be planted and work to accord with BS3998.

Notes for Information

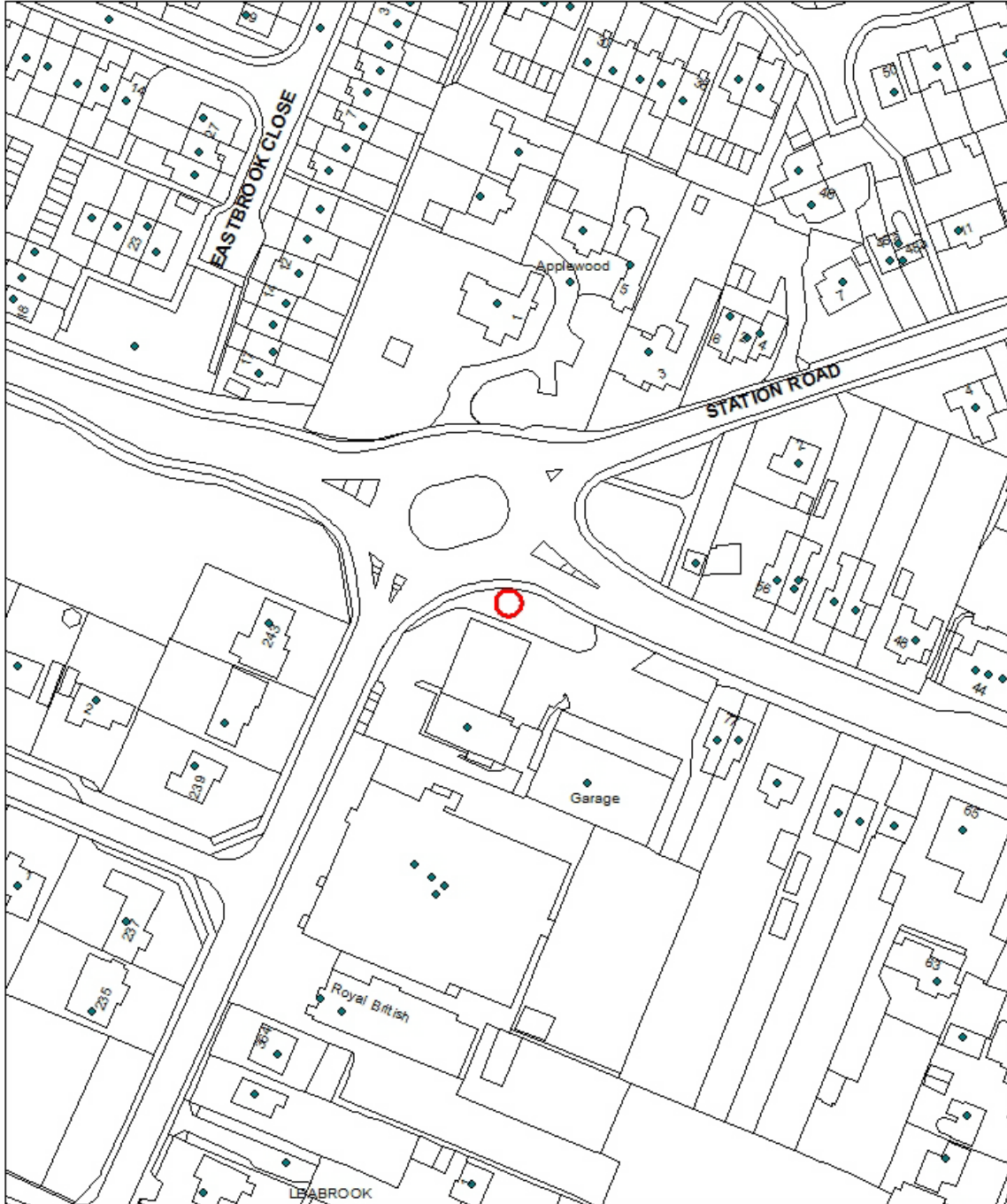
Notice of work commencement; Right to carry out work over property other than applicant's own; Replacement tree; Terms as BS3998 and work in accordance with recent arboricultural research; Care to wildlife and bat protection.

Background Papers

Please see planning history above.

FAREHAM

BOROUGH COUNCIL



ESSO SERVICE STATION
BRIDGE ROAD
SCALE: 1:1,250

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