

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Ian May
Application No.	19/00690/TPOPP
Date Valid	27th September 2019
Expiry date of consultations	21st October 2019
Proposal	One Ash (T5 of TPO 289) crown lift to no more than 6 metres from ground level and remove stem overhanging boundary with 106 Campbell Fields
Address	105 Campbell Fields Aldershot Hampshire GU11 3TZ
Ward	Manor Park
Applicant	Mr Peter Crerar
Recommendation	GRANT

Description

This proposal seeks consent for crown lifting to give no more than 6m ground level clearance, and to remove one stem from a multiple stemmed Ash tree (identified as T5 of TPO289) at the rear of 105 Campbell Fields, Aldershot. The tree overhangs the rear garden of 106 Campbell Fields.

The relevant Tree Preservation Order, TPO289 was served in 1999 on land known as Manor Annex prior to construction of the Campbell Fields development which received planning permission in 2003. The tree has been the subject of two previous TPO applications: (06/00210/TPO) to crown lift the tree to give 6 metres ground level clearance, in May 2006 and (11/00470/TPO) to remove one stem overhanging the rear garden of 106 Campbell Fields, Aldershot, in September 2011.

The Ash tree, presumed to be growing from a common root bole close to ground level, at some 18m high consists of four stems some 20 to 40cm diameter at chest height and has a canopy that hangs to within 2m of ground level. Three of the stems ascend together to form a slender crown of typical form that appears to be sound and healthy. The application stem at some 10m high and 40cm stem diameter previously received consent for removal but instead was pollarded at some 5m high following an agreement between the tree owner and the applicant at 106 Campbell Fields. This sub-dominant truncated stem has subsequently produced prolific

response growth that extends vertically and laterally by some 5m across the full width of the garden at 106 Campbell Fields. This growth has developed from adventitious buds and is therefore poorly attached to the parent wood. In adverse conditions, given sufficient end-loaded stress, these unions can be vulnerable to failure.

The tree dominates the rear gardens of 105 and 106 Campbell Fields. Other rear gardens along the terrace are affected to a lesser extent by Ash trees growing on communal space between the development and Church Lane East to the South west. The application tree is partially obscured from that aspect and from Manor Walk to the South east but is prominent as viewed publicly from within the estate.

Neighbours notified

In addition to posting a site notice and press advertisement, individual letters of notification were sent to 104 and 106 Campbell Fields.

Neighbour comments

There were no letters received from the notified neighbours or as a result of the site notice.

Policy and determining issues

Policy NE3 of The Rushmoor Local Plan is relevant. The determining Issues relate to the health and safety of the tree and its continued amenity contribution.

Commentary

The reason for the proposed canopy lift to give 6m ground level clearance and remove all deadwood is to repeat and update the works carried out under the 2006 TPO consent. The reason for the proposed removal of the truncated stem overhanging the garden of 106 Campbell Fields is to complete the works TPO approved in 2011 but only partially carried out.

Health & Safety

The stem leans acutely over the neighbour's garden and carries a substantial sub-dominant canopy that will be likely to increase in size and weight if left unchecked. Whilst it is considered that the physiology of the application stem and its extended response growth presumes a greater degree of dynamic stress than might otherwise be expected, there is currently no evidence of defect to suggest that the stem presents any immediate risk of failure. However, it is considered that the potential for failure exacerbated by further growth, will increase in time. Under these circumstances pruning back the overhanging growth might assuage any immediate concerns over safety and loss of light, however such pruning would induce regrowth that by its very nature in species like Ash would also induce weak branch unions at those pruning points with an increased potential for failure into the future. Therefore, it is considered that the need for the cyclical management of the poorly attached response growth is likely to become onerous for the tree owner in order to manage a foreseeable risk. The complete removal of the stem would remove all potential for stem or crown failure and would be a single solution requiring no cyclical management thereafter.

Public Visual Amenity

The stem is largely obscured from public view behind other trees when viewed from Manor Walk or from Church Lane East but contributes to the wooded backdrop behind the application property as viewed from within the Campbell Fields development. The application stem

ascends for some five metres and terminates in an asymmetric sub-dominant crown that dominates the garden of 106 Campbell Fields. It is considered that the application stem does not conform to the shape and form of the remaining tree and that the removal of the stem would consolidate the appearance of the tree without adversely affecting its visual amenity. Moreover, it is considered that the removal of the application stem would result in the visual enhancement of the tree.

FULL RECOMMENDATION

It is recommended that consent is **GRANTED** subject to the conditions and informatives set out below.

- 1 The works hereby approved shall be carried out and completed within 2 years of the date of this consent unless otherwise first agreed in writing by the Local Planning Authority, shall not exceed those specified in the application and shall be carried out in accordance with good practice as stated in "British Standard: Recommendations for Tree Work", BS3998.

Reason - In the interests of good practice and the health of the tree(s).

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE** - The applicant is advised that the prudent removal of deadwood, and works to comply with The Highways Act do not require the consent of this Authority.