
Site Address: Sinah Warren Holiday Village, Ferry Road, Hayling Island,
PO11 0BZ

Proposal: Tree works as listed in the submitted Tree Works Schedule and Tree
Location Plan 2023 subject to TPO 1720 and TPO 1096.

Application Type: Works to TPO Tree

Application No: APP/23/00682 Expiry Date: 08/11/2023

Applicant: Miss Amanda Green
Sinah Warren Holiday Village

Agent: Mr Jonathan Hodson Case Officer: Peter Slegg
Arb-solute Tree Management

Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Sinah Warren Holiday Village, Ferry Road, Hayling Island, PO11 0BZ

2 Planning History

90/50240/006 - Demolish existing staff accommodation building. Provide 1 no. Portakabin type building and 10 no. caravans for staff accommodation, ,09/04/1991

02/50240/025 - Retention of mobile home occupied by manager., TPP,16/12/2002

01/50240/023 - Replace facade to the indoor swimming pool and the addition of a pitched roof "apron" above the existing flat roofed corridor to the swimming pool., PERM,26/11/2001

01/50240/024 - Demolition of guest chalets and construction of 3 storey building providing 161 guest bedrooms and associated landscaping. (Revision to planning application 97/50240/20 granted consent on 16/10/97)., WD,19/02/2002

00/50240/022 - Retention of luggage shelter to east of main hotel, PERM,11/12/2000

98/50240/021 - Erection of an enclosure for the housing of a liquid petroleum gas installation, PERM,27/04/1998

97/57736/000 - Outline application for demolition of existing buildings and construction of eight no. 4 bed detached dwellings, REF,16/10/1997

97/50240/020 - Demolition of guest chalets and construction of 2/3 storey building providing 24 guest bedrooms, restaurant, auditorium, revised staff accommodation, coach and car parking, ancillary development and landscaping, PERM,16/10/1997

94/50240/019 - Retrospective application for replacement frame to existing conservatory and ramp for disabled peoples access., PERM,15/04/1994

91/50240/010 - New all weather bowling green., PERM,

91/50240/011 - New all weather 5-a-side football pitch with 4m high perimeter fencing, PERM,

91/50240/007 - House Keepers Store & laundry with linen store over., PERM,

93/50240/014 - Siting of mobile home for manager., PERM,15/07/1993

93/50240/016 - Extension to existing buildings to provide additional leisure facilities., PERM,
03/50240/026 - Construction of calor gas tank enclosure for 3 no.2 tonne tanks., PERM,27/03/2003
06/50240/027 - Demolition of existing redundant agricultural buildings, wall and maintenance store. Provision of 3No. two-storey buildings incorporating 24 units of accommodation with undercroft parking. Upgrading and extension of internal access road. Associated landscaping and nature conservation proposals., WD,24/07/2007
06/50240/028 - Outline application for demolition of existing store and staff chalet buildings. Development of 3No. 3-storey units incorporating 36 units of accommodation with undercroft parking and refurbishment. Change of use of existing farmhouse to staff accommodation. Demolition of existing chalet and replacement with new single storey building for staff. Relocation of maintenance store to service yard area to rear of complex. Provision of facilities building. , WD,24/07/2007
07/50240/029 - Remove limb on north aspect over barbecue seating area of 1No. Cedar Gum tree (Eucalyptus) (T14) subject to TPO 1720., PERM,26/11/2007
07/50240/030 - Retention of mobile home occupied by manager., PERM,12/02/2008
08/50240/031 - Replace existing sign with 1.7m high free standing externally illuminated sign in engraved natural stone., PERM,01/12/2008
GEN/11/00172 - Pre-app advice re propsed additional tourist accommodation., ,15/02/2011 13:34:37
GEN/11/01512 - Pre-App advice for additional guest accommodation (50 bedrooms), NFA,31/01/2012
89/50240/005 - Use of paddock for clay pigeon shooting, UNK,11/01/1990
GEN/12/00682 - Works to tree on site., ,22/06/2012
APP/12/00746 - Reduce north sector by 3m and top by 2m and shape 2No. Goat Willows; reduce north sector by 3m, top by 2m and shape 1No. Oak; and reduce north sector by 1.5m, top by 1.5m and shape 1No. Hawthorne. All within Group Order 4 of TPO 1720., PERM,14/09/2012
GEN/13/00023 - DDD - trees - plus 2 dead sycamores, ,07/01/2013
APP/13/01247 - Crown thin 1No. Oak by 15% within G7; reduce 1No. Oak by 2m within G9; reduce 2No. Poplar by 2-3m within G5; and fell 1No. Poplar within G4. All trees subject to TPO 1720. , PERM,20/01/2014
APP/15/00916 - Balcony Additions to the North Elevation of Block A and North and East Elevations of Block B of Sinah Warren Holiday Village, PERM,15/10/2015
APP/15/01344 - Variation of Condition 2 of Planning Permission APP/15/00916 to change material of balconies on north, east and west elevations., PERM,22/01/2016
GEN/18/00092 - Minor variation to a premises license, ,05/02/2018 12:49:37
GEN/21/00149 - copy docs - TPO 1720, ,11/02/2021
GEN/23/00375 - COPY DOC - Confirmation of TPOs and copies of Orders., ,30/05/2023
GEN/23/00611 - copy docs- archived/historic planning documents and a Call for Sites submission , ,25/07/2023
GEN/23/00747 - Warner Leisure Hotel Sinah Warren - Proposed partial re-developments, ,

3 Proposal

Tree works as listed in the submitted Tree Works Schedule and Tree Location Plan 2023 subject to TPO 1720 and TPO 1096.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

Councillor Julie Richardson

Councillor Paul Gray

Langstone Harbour Board

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 14

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.

7.3 The proposed works are a continuation of previous pruning works to manage the trees. The proposed works would maintain the important contribution of the trees to the amenity value of the area and would be in accordance with Policy DM8 of the Core Strategy (2011).

7.4 The works to the trees should form part of their long-term management to safeguard their health and amenity value and all works must be undertaken in accordance with 'British Standard 3998:2010 (BS3998:2010) – Tree Works – Recommendations'.

8 Conclusion

It is recommended that the works to the trees should be granted consent subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00682 subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).

Reason: In the interests of tree health and safety.

- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works.