
Site Address: Woodgaston Cottage, Woodgaston Lane, Hayling Island,
PO11 0RL

Proposal: 3No. Oak Trees (T1, T2 & T3 on plan) reduce lower canopy encroaching
over garden by 1.5m, crown raise to 3m, gain suitable clearance from Utility cable, remove
epicormic growth on trunk no height to be affected and overall spread will have minimal
change to 9m. Subject to TPO 0567 within G26.

Application Type: Works to TPO Tree

Application No: APP/23/00418 Expiry Date: 30/06/2023

Applicant: Mrs Sorab

Agent: Mr Tomasso Case Officer: Peter Slegg

 Alpine Tree Surgeons Ltd

Ward: Hayling East

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Woodgaston Cottage, Woodgaston Lane, Hayling Island, PO11 0RL

2 Planning History

09/71345/000 - Crown reduce by 20% 4No. Oak trees within Group 9 of TPO 0567.,
PERM,24/03/2010

GEN/18/00106 - Single storey extension, ,12/02/2018 14:20:17

APP/18/00283 - Prior notification for single storey development extending 4.8 metres
beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6
metres and a maximum height of 3 metres.
, GPDC,17/04/2018

GEN/18/00461 - Is planning permission required for change of use from residential to
business, INV,

GEN/19/00986 - Pre-application advice sought for a proposed infill Dwelling on the
site of Creek Cottage and the removal of the existing outbuilding and tennis court,
,21/02/2020 13:54:53

3 Proposal

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epicormic growth on trunk no height to be affected and overall spread will have
minimal change to 9m. Subject to TPO 0567 within G26.

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

Chichester Harbour Conservancy

Councillor Leah Turner - Hayling East

Councillor Mark Coates

Councillor R Raines - Hayling East

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: 4

Number of site notices: 1

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 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail, and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

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

7.4 The proposed works are a continuation of previous pruning works to manage the trees but are far more sympathetic to retain the amenity value of the trees.

7.5 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'.

- 7.6 The authority would accept the 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). .

8 **Conclusion**

Permit

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00418 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