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Site Address: 4 The Gorseway, St Helens Road, Hayling Island, PO11 0DH  
Proposal: Fell 1No Macrocarpa (Monterey Cypress, T1). Subject to TPO 0963.  
Application Type: Works to TPO Tree  
Application No: APP/23/01008 Expiry Date: 08/01/2024  
Applicant: Mr Lancaster  
Agent: Case Officer: Peter Slegg  
Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

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## **1 Site Description**

4 The Gorseway, St Helens Road, Hayling Island, PO11 0DH

## **2 Planning History**

00/58150/002 - Crown reduce 2 Poplar trees and 3 Sycamore trees. Also remove lower branches and reduce western sector of a Holm Oak. All 6 trees are in the frontage of 4 The Gorseway and within Area A1 subject to TPO963., PERM,11/12/2000

93/58150/001 - Fell one Sycamore (B) covered by TPO 963., PERM,27/07/1993

93/58150/000 - Fell Monterey Cypress (A) and 1 Pine (D); pollard one Sycamore (B) and raise to 4m/ 5m and thin and reduce by 20% crown of Sycamore (C), all covered by TPO 963., PERM,

06/58150/003 - Application to carry out the following works: Scots Pine: cut back branch (growing to SW) overhanging adjacent property; 2No. Sycamores: Crown reduction of 20%, 2No. Poplars: Pollard; 2No. Evergreen Oaks: Crown raise to 5m. All trees within G1 of TPO 0963., UNK,

08/58150/004 - Pollard 2No. Poplar trees (P3 and P4), 40% crown reduction and rebalance crown of 1No. Macrocarpa (M). All trees within Area 1 subject to TPO 0963., PERM,14/03/2008

GEN/13/00739 - Is tree (Holm Oak) covered by a TPO?, ,23/08/2013 15:23:56

APP/14/01138 - Reduce sides by 2-3m (over garden) and remove lowest branch to rebalance 1No. Monterey Pine; fell 1No. Sycamore; pollard 4No. Poplars; reduce side (facing property) by 3 metres; all trees are within Area 1 subject to TPO 0963., SPL,19/01/2015

APP/15/00377 - Crown reduce by 3m, south sector, back to secondary branches 1No. Macrocarpa, subject to A1 of TPO 0963. , PERM,22/05/2015

APP/15/00418 - Reduce 1No. Monterey Pine by 2.3m over garden and remove lowest branch; fell 1No. Sycamore; pollard 4No. Poplars to previous pollarding points; reduce 1No. Macrocarpa by 3m towards house. All trees within A1 of TPO 0963., WD,01/05/2015

GEN/20/00246 - Fell 1No Pine., UNK,

APP/20/00976 - 1No.Sycamore (T1 on plan) reduce height by 2m and width by 1.5-2m to leave height of 12m and width of 5-6m; 1No.Sycamore (T2) reduce height by 3-4m and width by 0.5m-1m to leave height of 12m and width of 6m; 1No. Macrocarpa (T3) reduce width on North, East, South and West sectors by 1-1.5m and height to match with natural shape to leave width of 10m and height of 11-12m; 4No.Poplars trees (T4,T5,T6,T7) re pollard back to previous pollarding points, subject to TPO 0963 within A1.  
, PERM,15/01/2021

### **3 Proposal**

Fell 1No Macrocarpa (Monterey Cypress, T1). Subject to TPO 0963.

### **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**

### **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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment | Officer Comment |
|---------|-----------------|
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## 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 would remove a mature macrocarpa tree that is subject to Tree Preservation Order 0963. The information provided shows the regular management and maintenance undertaken by the owners over the years, with the intention of retaining the tree. However, the applicant now seeks to now remove the tree due to its declining health and recent investigations from an arborist, which raised concerns. The tree also has a target zone of high risk, being within a residential garden, close to and adjacent property and overhanging the highway.
- 7.4 Whilst it is disappointing to see the removal of a protected tree, there are sound arboricultural reasons for the works due to the species type, age of tree, evidence of deteriorating health and location, but the authority would require a replacement tree to ensure the amenity value of the TPO is protected. It is hoped the replacement tree will grow to a mature age to mitigate the loss of the existing tree.
- 7.5 The proposed works would be in accordance with Policy CS16 and DM8 of the Core Strategy (2011).

## 8 **Conclusion**

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

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## 9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to GRANT TPO CONSENT for application APP/23/01008 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

- 3 A replacement tree is required to be planted to retain the integrity of the Tree Preservation Order 0963. The tree should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location and species type for replanting of the replacement tree is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. The replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape-Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

**Reason:** To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 4 If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

**Reason:** To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.