

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00415
LOCATION	Seacourt 20 Victoria Avenue, Hayling Island, PO11 9AJ
PROPOSAL	Installation of fencing and lights to form two Padel Tennis courts.
RECOMMENDATION	Approval, subject to conditions
DATE	11 th September 2023

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed application for two padel tennis courts with associated fencing and lighting is on an area of amenity grass to the west of the existing tennis facilities and abutting residential rear gardens to the north and south and car parking to the west.

The site is not within a conservation area and no trees impacted by the development are subject to a Tree Preservation Order (TPO).

The agent has considered opportunities to retain trees wherever possible on site, and this is welcomed, but the development will require the removal of seven trees. Whilst replacement planting maybe constrained a landscape plan to consider how planting (of fastigated specimens) could be achieved and should be submitted prior to commencement if the officer were minded to grant permission. This may also help alleviate concerns of visual impact of the proposal to neighbouring properties.

The development does seek to retain existing trees on site, which is welcomed, but some pruning works will be required to accommodate the development. If the officer were minded to grant permission for the application, details of tree pruning works and tree protection measures should be secured by condition prior to commencement.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be submitted prior to commencement and pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and an impact assessment and method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard

BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

c) Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance and to safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.