

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00377
LOCATION	Land rear of 25 Mengham Road, Hayling Island, PO11 9BG
PROPOSAL	Conversion and partial demolition of existing bakery and offices to 4 No. self-contained flats comprising 1No. 3 bed, 1No. 2 bed & 2No. 1 bed with associated parking and cycle storage.
RECOMMENDATION	Approval, subject to conditions
DATE	4 th August 2023

Reasons for Recommendation

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

The proposed development would impact a row of trees on the northern boundary of the site that abut a public right of way. The trees are not subject to a Tree Preservation Order (TPO) or within a Conservation Area, but are clearly visible from the surrounding public areas and make an important contribution to the landscape character of the area.

The amended drawing 'Proposed Ground Floor Plan – 20058-413 Rev c' identifies that the land in the immediate vicinity of the trees is for garden use or for bins/parking/cycle stores, whereas currently it is hardstanding for deliveries and other structures. The resulting development could therefore improve the ground conditions for the neighbouring trees but there are no details concerning how the works would be developed to protect the existing trees in accordance with Policy DM8 of the Havant Core Strategy (2011).

If the officer were minded to grant permission for the application, tree protection measures should be secured by condition and any pruning works must be in accordance with British Standard BS3998:2010 (Recommendations for Tree work) for the application to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

Pruning works:

Any required tree works shall be 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 having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

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 a 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.

Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the continued health and presence of such existing trees 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.