

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/00852
LOCATION	Land north of, Station Road, Hayling Island
PROPOSAL	Erection of 1No. 3bed dwelling (Resubmission of previously approved scheme APP/19/00209).
RECOMMENDATION	Approve, subject to conditions
DATE	30 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 the scheme including measures taken to ensure their continued survival.

The site does not contain any trees subject to a Tree Preservation Order (TPO) nor is it within a conservation area, but the development would be within the Root Protection Area (RPA) of a Yew tree that is within the garden area of the West Town Hotel and subject to a TPO (2021). The supporting information includes an updated Tree Survey and Arboricultural Impact Assessment (February 2023 v1.0), which identifies several other trees within site boundary that would be affected by the development proposal.

The application is a resubmission of a scheme that was first approved in 2016 (APP/15/01292) and then 2019 (APP/19/00209) and now resubmitted with the same layout and impact on trees, which were accepted with the previous applications. There is some impact to the RPA of T2 (as identified in the Tree Survey) and some tree works would be required as set out in the Tree Survey and Arboricultural Impact Assessment, but if the officer were minded to grant permission for the application, the works and protection measures could 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).

Recommended Conditions:

Approval subject to the following conditions;

a) 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.

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 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.