
Site Address:	Former site of Forty Acres, Havant Road, Havant		
Proposal:	Fell 4no. Italian Alders. Subject to TPO area group 2049 group no. G3.		
Application Type:	Works to TPO Tree		
Application No:	APP/22/01015	Expiry Date:	16/12/2022
Applicant:	Mr McGuire		
	BDW Southampton		
Agent:	Celina Shea	Case Officer:	Tom Gregory
	ACD Environmental		
Ward:	Bedhampton		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Former site of Forty Acres, Havant Road, Havant

2 Planning History

01/56092/003 - Application to determine whether prior approval is required for the siting and appearance of a 15m high sectorised column and head frame with 9No. panel antennas resulting in a total height of 17m and an associated equipment cabin at ground level for BT Cellnet., PARR,01/11/2001

00/56092/002 - Install telecommunications base station comprising 17m monopole with integrated cluster antenna and 2 no. 300mm micro wave dishes, equipment cabin, electricity cabinet within a 2.1m high chain link fenced compound located to south of farm building., REF,10/10/2000

00/56092/001 - Change of use of part of existing building for fresh flower packaging, PERM,02/10/2000

96/56092/000 - Change of use of building used as farm shop and store to B1 (business) and B8 (storage and distribution) uses, REF,23/01/1997

03/56092/004 - Change of use of existing agricultural land to a maize, incorporating car parking, timber footbridge with incorporated observation platforms, portable toilets and refreshment facilities during the period from mid July to mid September., TPP,31/03/2003

03/56092/005 - Renewal of temporary permission for change of use of part of the existing building for fresh flower packaging for a further 5 years., TPP,14/07/2003

05/56092/006 - Renewal of Planning Permission 03/56092/005 for change of use of part of the existing building for fresh flower packing for a further 5 years., TPP,06/02/2006

06/56092/007 - Renewal of Planning Permission 03/56092/004 to allow for continued use of land as a maize maze, incorporating car parking, temporary structures, portable toilets, ticket and refreshment facilities during the period June-October., TPP,27/04/2006

06/56092/006 - , UNK,

08/56092/008 - Change of use from Agricultural Building to meat packaging and Farm Shop., PERM,29/05/2008

APP/12/00285 - Change of use of land to allow car boot sales on 24 days per annum., WD,13/08/2012

APP/14/01261 - Change of use from agricultural building to a flexible use (within classes A1, A2, A3, B1, B8, C1 or D2) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on site., PAYA,28/01/2015

APP/15/00580 - Discharge of Condition No2 of Planning Permission APP/14/01261., PERM,09/06/2015

GEN/16/00779 - Status of land as development opportunity, UNK,

GEN/17/00884 - Development Consultation Forum - Residential proposal for 322 new homes (30% affordable housing), care home, allotments, ecological mitigation areas and public open space , ,02/01/2018 14:48:17

GEN/17/01388 - Screening Opinion - Residential proposal for 322 new homes (30% affordable housing), 60 bed care home, allotments, community building, habitat mitigation zone, provision of public open space and associated infrastructure., ,04/01/2018 15:52:46

GEN/18/00085 - Planning application refusal 1980. More details about refusal for sewage reason and unsatisfactory provision of foul and surface water., ,28/03/2018 10:40:05

APP/18/00450 - Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020). Request to discharge condition No/s 12, 14, 25 and 28 (received 16.06.2021). Request to discharge condition No. 18 (received 05/07/2021).Request to discharge condition nos 4 & 8 (received 3.8.21). Request to discharge conditions 3 (resubmission) & 13 (received 16.9.21). Request to discharge condition 28 (received 21/02/2022). Request to discharge condition 4 (received 17/03/2022).Request to discharge condition 26 (20.07.22)., PERM,17/01/2020

APP/19/00374 - To create a Habitat Mitigation Zone for Brent Geese and Solent Waders (linked to the current planning application APP/18/00450). , WD,28/06/2019

APP/20/00056 - Please see Covering Letter, UNK,

GEN/20/00296 - Proposed variation – Icosa Water Services Limited ('IWS'): Harbour Place, Proposed variation – Icosa Water Services Limited ('IWS'): Harbour Place, Havant, ,18/05/2020 17:17:46

APP/20/00510 - Application for non-material change relating to internal changes comprising the reconfiguration of floor space within the building and external alterations., PERM,28/07/2020

APP/20/00786 - Levels verification to be submitted in phases., UNK,

APP/20/00835 - Application for non-material change to Planning Permission

APP/18/00450 relating to replacement of Maidstone house types with Elleton house types and Kenley house types with Denford house types., REF,29/10/2020

APP/20/00969 - Display of 1No.fascia sign and 6No. flag poles., PERM,26/02/2021

APP/20/00972 - Erection of temporary sales arena., PERM,16/03/2021

APP/20/01041 - Application for Non-Material Amendment to Planning Permission

APP/18/00450 relating to replace Maidstone house types with Elleton house types, and to replace Kenley house types with Denford house types., PERM,22/01/2021

APP/20/01098 - Application for non-material change to Planning Permission

APP/18/00450 relating to the finished floor level (FFL) of Plot 1. Plot 1 FFL to be raised from 8.200 to 8.500 to align with the approved FFL of attached neighbouring property (plot 2)., PERM,22/01/2021

APP/20/01099 - Application for non-material change to Planning Permission

APP/18/00450 relating to relocation of substation., PERM,03/02/2021

APP/20/01101 - Application for non material change to Planning Permission
 APP/18/00450 relating to the spacing and parking layout of plots 156-161 (total 6 dwellings)., PERM,01/02/2021

APP/21/00133 - Display of 9No. externally illuminated double sided post mounted signs; 10No. sets of flags and flag poles; 1No. set of non-illuminated gable end letters; 2No. house plaques; 1No. internally illuminated fascia sign; 1No. window graphic; 5No. sets of vinyl dot manifestations; 1No. sales clock; 1No. post box and brochure holder; 1No. double sided pavement sign., PERM,31/03/2021

APP/21/00152 - Fell 2No. Alder trees (within G62 on submitted plan). Both trees within Group G1 subject to TPO 2049., WD,01/04/2021

GEN/21/00216 - Development of 139 dwellings, to include the replanning of 105 previously approved units and an additional 34 dwellings., ,06/08/2021 11:12:46

APP/21/00226 - Application for Deed of Variation to S106 dated 17.1.2020 relating to Schedule 5, clauses 1.2, 2.2, 2.3, 2.4 and 7.4 relating to Highways Works Agreement., ,12/11/2021

APP/21/00247 - Application for Deed of Variation to S106 dated 17.1.2020 relating to Schedule 2, clause 1.1 - management company, ,02/06/2021

APP/21/00605 - Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units.(23.12.21). Request to discharge conditions 3,10,11,20 & 22 (26.01.22)., PERM,23/12/2021

APP/21/00670 - Display of 2No. Totem; 7No. sets of flags and flag poles; 1No. non-illuminated fascia; 2No. name plaques; 9No. double sided signs; 1No. swing board sign; 1No. door graphic; 1No. sales clock; 1No. post box and leaflet holder; for David Wilson Sales Arena Layout., PERM,01/10/2021

APP/21/00703 - See Cover Letter, UNK,

APP/21/00758 - Condition 18 - AES Sustainability Consultants Ltd, BREEAM 2014 Pre-Assessment Report, UNK,

APP/21/00824 - Application for non-material change to planning permission

APP/18/00450 relating to relocation of gas governor and rotation of toilet block., PERM,03/09/2021

APP/21/00895 - Condition 4 - H213-materials_V2 document and drawings
 H213/S96A-10A and 11A Condition 8 - Dalton Homes Ltd., Construction
 Environmental Management Plan including drawing H213/SS01, UNK,

APP/21/00894 - Condition 4 - H213-materials_V2 document and drawings
 H213/S96A-10A and 11A Condition 8 - Dalton Homes Ltd., Construction
 Environmental Management Plan including drawing H213/SS01, UNK,

GEN/21/00978 - TPO request for Italian Alder trees., UNK,

APP/21/01069 - See Cover Letter, UNK,

APP/21/01461 - Display of 1No. non-illuminated logo (VIVID) sign., PERM,23/03/2022

APP/21/01348 - Application for non-material change to planning permission

APP/18/00450 relating to internal changes comprising the reconfiguration of floor space within the care home building and external alterations., PERM,11/03/2022

APP/22/00177 - Application for Variation of S106 Agreement dated 17th January 2020 to enable revision to Schedule 7, clause 3.1 (Not to Dispose or permit Disposal of any Dwelling until the Wintering Bird Mitigation Area has been transferred either by way of a transfer of the freehold interest or the creation of a long leasehold interest to the Management Body) to allow the Management Body to carry out works to the mitigation area under licence, ahead of transfer; the area to be transferred prior to the final disposal., DEL,

APP/22/00187 - Condition 28 - Drawing H213/EVCP1 and Rolec EVCL data sheet
 TF to APP/18/00450, UNK,

GEN/22/00324 - Proposed amendments to care home permitted under APP/18/00450 and APP/21/01348, ,26/05/2022 15:39:41

APP/22/00297 - Condition 4 - H213-materials_V3 document and drawings
H213/S96A-10B and 11B
tf to 18/00450, UNK,
APP/22/00716 - Condition 26 - Charles Scott & Partners Consulting Engineers Water
Efficient Calculation document, UNK,
APP/22/00758 - 13No.individually illuminated letters above entrance canopy,
PERM,30/11/2022
APP/22/00793 - DUPLICATE OF APP/22/00818
Reconfiguration of floorspace within the care home building approved under planning
reference APP/18/00450 and APP/21/01348 to provide 5 no. additional bedrooms,
increasing from 66-beds to 71-beds, UNK,
APP/22/00840 - Temporary V-board advertising sign, PERM,17/11/2022
GEN/23/00062 - Copy docs - Deed of Variation - APP/18/00450, ,26/01/2023

3 Proposal

Fell 4no. Italian Alders. Subject to TPO area group 2049 group no. G3.

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 D Guest

Councillor Liz Fairhurst - Bedhampton

Councillor Mark Inkster

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
I'm sure that I've red that there was no more trees to be felled, could you please correct me if I'm wrong Many thanks	Noted
These tree's are not in the road and therefore no need to cut them down.	Noted
As far as I'm aware I was under the impression no more trees were to be felled. Looking through the planning application to fell these 4 trees the only substantive reason appears to be shading issues. There doesn't appear to be anything wrong with these 4 trees. With that in mind why fell 4 healthy trees? This appears to be an application to improve aesthetics rather consider the environmental benefits provided by these trees. Therefore I object to this application and would kindly request that it is declined. Thank you.	Noted
The trees are protected by a TPO, so unless their condition has become dangerous or they are diseased, they should not be removed. Otherwise what is the point of a TPO if it is removed whenever a developer says 'I want to put a road there'? I am sure there is an engineering solution to either lowering the road and therefore avoiding the additional width of fill, or retaining the height using a small wall or reinforced embankment, however that would probably cost the developer more money so they just ignore that option.	Noted

The loss of mature trees so close to a major polluting road must surely be considered a contravention of the government commitment to COP27? These trees are not easily replaced and the subsequent loss of carbon offset cannot be justified just because they shade new houses squeezed into unsuitable locations by housing developers.	Noted
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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 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level 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 trees in question make a positive contribution to local amenity as part of a larger group. However, their removal is necessary in order to implement access roadway. The loss of these alone will not have a negative impact on local amenity and it is not considered appropriate to require replacement planting.

8 Conclusion

Permit

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/22/01015 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.