
Site Address: Fleet Farm Camping and Caravan Site, Yew Tree Road,
Hayling Island, PO11 0QE

Proposal: 0951 Oak – Reduce to leave standing height of 9m and crown width of 6m, crown lift to 4.5m.
0952 Oak – Reduce to old pruning points.
0953 Oak – Reduce to leave standing height of 10m and crown width of 8m.
0954 Oak – Reduce to leave standing height of 10m and crown width of 8m, crown lift to 4.5m.
0957 Oak – Reduce to old pruning points.
0958 Oak – Reduce to old pruning points.
0959 Oak – Reduce to leave standing height of 9m and crown width of 8m.
0960 Oak – Reduce to leave standing height of 9m and crown width of 8m.
A Oak – Reduce to leave standing height of 15m and crown width of 3m when measured from the centre of the stem.
B Oak – Reduce to old pruning points.
0962 Oak – Reduce North/ East/ South and top sectors to approx. 2m harder than old pruning points, crown lift to 5m.
0969 Oak – Reduce to leave standing height of 9m and crown width of 5m.
0983 Oak – Reduce to leave standing height of 9.5m and crown width of 8m.
0984 Oak – Reduce to leave standing height of 10m and crown width of 7m.
0985 Oak – Reduce to old pruning points.
0992 Oak – Reduce to leave standing height of 10m and crown width of 6m, crown lift to 4.5m.

All trees within A1 subject to TPO 0532.

Application No:	APP/20/00973	Expiry Date:	01/01/2021
Applicant:	Ms A Rogers		
Agent:	Mr J Petley	Case Officer:	Maria Stewart
	JP Tree & Garden Services		
Ward:	Hayling West		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Fleet Farm Camping and Caravan Site, Yew Tree Road, Hayling Island, PO11 0QE

2 Planning History

90/54294/001 - Use of mobile home(Plot E53) for all year occupation (relief from previous restrictions which only allow occupation between 1st March to 31st October)., REF,11/10/1990

02/54294/005 - Extension of existing eight month (March to October) seasonal use to provide for occupation of static caravans on the site throughout the period from 1st March to 1st January in any year., REF,07/03/2003

99/54294/004 - Proposed extension to toilet block, PERM,04/03/1999

GEN/15/00740 - Oak - DD, ,13/07/2015

GEN/15/01034 - DD exemption , ,27/07/2015 15:36:03

GEN/15/01205 - Tree works - DD., ,02/12/2015

APP/15/01354 - Reduce 1No. Oak (85) on north and east sectors by 3m, reduce limb 1No. Oak (84) on north east side by 3m, reduce 7No. Oaks (52, 57, 58, 59, 60, 69, 83) by 3m overall, reduce 1No. Oak (62) overall by 3.8m, reduce western sectors 1No. Oak (A) by 3m and reduce western sector overhang 1No. Oak (B) by 3m. All trees within Area A1, subject to TPO 0532., PERM,14/01/2016
GEN/18/00676 - , 06/07/2018
GEN/19/00409 - Copy docs: 02/54294/005, 90/54294/001, 90/54294/000, 16108/18, 16108/17 and 16108/16., 28/05/2019

3 Proposal

0951 Oak – Reduce to leave standing height of 9m and crown width of 6m, crown lift to 4.5m.
0952 Oak – Reduce to old pruning points.
0953 Oak – Reduce to leave standing height of 10m and crown width of 8m.
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All trees within A1 subject to TPO 0532.

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

Chichester Harbour Conservancy

Councillor Clare Satchwell - Hayling East

Councillor I Scott Hayling West

Councillor Joanne Thomas

Councillor Leah Turner - Hayling East

Councillor M Wilson - Hayling West Ward

Councillor R Raines - Hayling East

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 This application relates to proposed works to trees subject to a Tree preservation Order. Due to Coronavirus working restrictions a site visit will not be possible in the near future. I have studied the application in detail. The Arboricultural Report provided by Kim Gifford has identified this as a site where risk from hazardous trees is high, due to it being an intensively used camping/caravan park. The reason he has provided for the work under application is 'to maintain the safety in this area and reduce the possibility of failure'. He has commented that the majority of trees are of 'a stunted form due to the coastal location' that 'there is evidence of previous pruning throughout most of the crowns' and that 'there is evidently some decay and cavities overall.' He has noted that these trees will 'require regular inspection at least annually because of the nature of use [of the site]'

I have noted the original heights of all trees as recorded by Kim Gifford and note that in most cases, based on the height reduction being recommended, overall reduction is probably not excessive

8 Conclusion

My conclusion is that this is a tree stock that has been degraded by previous pruning and is also inherently not an outstanding tree stock due to the stunted form - as opposed to an outstanding tree stock that has not been previously degraded by any pruning work. I am satisfied that Kim Gifford has correctly identified the need for pruning work to maintain site safety and that he has made a reasonable assessment as to the reduction required in the case of each individual tree. Although the reduction of the three highlighted trees is very robust my view is that it is safe to assume that there is a sound reason for these heavier reductions and that in general all reduction work recommended is proportionate to the safety requirement. Therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00973 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 01/01/2022.

Reason: To control the timing of the works.