
Site Address: Craigower, Church Lane, Hayling Island, PO11 0SB
Proposal: 1No Conifer and 1No Bay reduce top and sides to previous pruning points. Fell 1No Tulip tree. Tress within Conservation Area of St Peter's.
Application No: APP/21/00089 Expiry Date: 11/03/2021
Applicant: Mr Biggs
Agent: Mr J Petley Case Officer: Maria Stewart
JP Tree & Garden Services
Ward: Hayling East

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Craigower, Church Lane, Hayling Island, PO11 0SB

2 Planning History

90/54875/000 - Conservatory to rear., PERM,10/05/1990

07/54875/001 - Notification of intention to reduce height of Beech and Bay hedge by 30% and reduce the height of a Conifer by 35% all within St Peters Conservation Area., RNO,09/07/2007

APP/13/00406 - Reduce 1No. Conifer by 0.5m on east sector; reduce 1No. Ash by 4.5m to height and 2m to sides, back to previous pruning points; reduce 1No. Conifer by 1.5m to height and 0.5m to sides; reduce 1No. Conifer by 1m to height and 0.5m to sides; remove 1No. Conifer; reduce 1No. multistem Eucalyptus by 3.8m to height and 2m to sides and crown lift to 3m. Remove all dead, crossing, damaged and epicormic growth. All trees within Conservation Area of St Peters., RNO,19/06/2013

APP/14/00509 - Fell 1No. Conifer, within St Peters Conservation Area., RNO,19/06/2014

GEN/14/00918 - Removal of 2No. Silver Birch under DD and 1No. Crab Apple , ,10/07/2014

GEN/16/00347 - DD exemption., ,23/03/2016

APP/16/00391 - Fell 1No. Conifer, crown reduce line of Conifers and 1No. Bay tree by 3m and sides by 1.5m, within Conservation Area of St Peters., RNO,18/05/2016

GEN/17/00540 - Removal of Eucalyptus and Cherry, ,10/05/2017

3 Proposal

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4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer

Councillor Leah Turner - Hayling East

Councillor M Wilson - Hayling West Ward

Councillor R Raines - Hayling East

Landscape Team, Havant Borough Council

Planning Application APP/21/00089 Craigower, Church Lane, Hayling Island, PO11 0SB

1No Conifer and 1No Bay reduce top and sides to previous pruning points. Fell 1No Tulip tree. Tress within Conservation Area of St Peter's.

From a landscape perspective we have no adverse comments in relation to this application.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

7.1 This notice of intent is to undertake works to a tree within a Conservation Area. HBC Landscape Architect has no adverse comments. My observations are based on information provided with the application and images available on google streetview from July 2019. The conifers, bay and tulip tree are highly viewable on streetview. Reduction of the conifer and bay: this is a linear 20m or so of what looks to be Leyland Cypress which has clearly been managed as a hedge/screen, with a bay on the north side at the west end. Reduction as proposed will be good and sensible management of this feature.

The tulip tree: I would put the height of this at 10m, Kim Gifford is saying 18m, I believe it to be a smaller less significant tree. It appears to be a mass of dense regrowth which I take to be the result of harsh reduction. I concur with Kim Gifford on this aspect. A tulip tree makes very rapid growth to a huge size and I agree it is unviable to keep it so close to the property Craigower. The main stem appears to 3m at most off the west elevation of Craigower and the foliage looks to be starting to brush the roof.

Kim Gifford is reporting on the structural condition of this tree: '...main union at 1m has a poor bark inclusion defect...'

JP Trees are stating as their reason for felling: '...has a very large bark inclusion...concerned for future stability...tree is becoming large and close to house'

In my view the tulip tree does not come close to being a suitable candidate for a TPO.

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/21/00089