
Site Address:	12 Seafarers Walk, Hayling Island, PO11 9TA		
Proposal:	Fell 1No.Pine tree, subject to TPO 1358 within A2.		
Application No:	APP/20/00474	Expiry Date:	18/08/2020
Applicant:	Mr C McClure		
Agent:	Mr D Farrington	Case Officer:	Maria Stewart
	Sycamore Tree Surgeons		
Ward:	Hayling East		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

12 Seafarers Walk, Hayling Island, PO11 9TA

2 Planning History

APP/11/01474 - Crown reduce by 1m and crown raise to 4m, 1No. Pine tree within Area Order 2 of TPO 1358. , PERM,04/11/2011

APP/16/01080 - Replacement conservatory and raised terraces, alterations to rear/side ground floor windows and doors, rooflight over main hallway., PERM,13/12/2016

GEN/18/01009 - Alteration to previously submitted scheme, INV,

3 Proposal

Fell 1No.Pine tree, subject to TPO 1358 within A2.

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 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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I fully support the felling of this tree that has grown to the most enormous size. Whilst I am not a tree expert, its movement in the wind, and the ominous creaking, leads me to the conclusion that it is very dangerous. Its fall, or even the shedding of one of its gargantuan branches, would cause serious damage to the householder's and to adjacent properties, and serious injury to anyone in the proximity. It is wise to take it down	Comments noted.
Chichester Harbour Conservancy Recommendation – OBJECTION The Conservancy raises an objection to the proposal and recommends the refusal of this proposal. - There is no cogent case submitted to justify the removal and loss of this large tree within the front garden area	Comments noted

of the property which has a positive visual presence within the landscaped front garden setting of the properties along this end stretch of Seafarers Walk.

The positioning of the proposal would have a localised impact on the character and appearance of the immediate surrounds. The proposal would have a visual impact on the AONB within this small residential enclave on the edge of the countryside area.

Given its setting, the proposal is considered to result in the loss of a prominent tree and natural landscape feature. The loss of the tree would be detrimental to the character and the appearance of the Area of Outstanding Natural Beauty (AONB).

The proposal is likely to have an impact on the AONB in terms of landscape character and in relation to wildlife conservation and protection.

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 to undertake work to a tree protected by a Tree Preservation Order relates to the proposed felling of a Pine tree located in the front garden of the property.

The Tree Preservation Order which covers this property is an area order therefore I have assumed that this mature tree falls within that Order even though Pines are not specified in the description.

The Pine is a prominent feature in the street scene and appears to be healthy. The branches currently have sufficient clearance of the dwelling not to be causing a nuisance.

The application to fell is based on damage to paths and to let more light into the property.

No written technical evidence from an appropriate expert has been provided to support the alleged damage to a path and section 8 of the application has been ticked 'No' to any damage.

New steps and pathway have recently been completed.

The tree stands to the north of the property but it may slightly reduce light levels given its dense crown, however, permission has previously been granted to reduce the tree lightly, and further pruning could be applied for in the future. Light loss is not sufficient reason to fell the tree.

One letter of support has been received and one letter of objection.

8 Conclusion

At this point in time, based on the lack of supporting evidence to justify the trees removal on the grounds of damage to property, permission should be refused.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/20/00474 for the following reason

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. No technical evidence from an appropriate expert has been submitted to support the felling of the tree due to alleged damage to property. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.]

It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.