
Site Address:	Deer View Lodge, Copse Lane, Hayling Island, PO11 0QB		
Proposal:	Fell 1No. Ash. Subject to TPO 1170.		
Application No:	APP/20/00550	Expiry Date:	03/09/2020
Applicant:	Mr/s Spinner		
Agent:	Mr J Petley	Case Officer:	Maria Stewart
	JP Tree & Garden Services		
Ward:	Hayling East		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Deer View Lodge, Copse Lane, Hayling Island, PO11 0QB

2 Planning History

GEN/11/00644 - Proposed change of use from hotel to residential, proposed extension and erection of brick built wall and query relating to TPO's on site., ,16/06/2011 10:04:16
GEN/11/01339 - Proposed use of caravan as warden's accommodation, ,14/12/2011
GEN/12/00161 - Meeting request regarding future use of site, UNK,
GEN/12/00224 - Proposed conversion of hotel into a residential property., ,28/02/2012
GEN/12/00474 - Change of use from B&B to residential dwelling, ,13/04/2012
GEN/12/00499 - Planning status of property, ,11/05/2012 11:30:33
APP/14/00404 - Crown reduce by 2.9m, crown lift to 4.5m and remove any dead, crossing or epicormic branches as necessary of 1No. Monterey Cypress within G1 of TPO 1170., PERM,22/05/2014
APP/14/00542 - , PERM,23/07/2014
GEN/15/01210 - Tree preservation order information., ,04/12/2015 10:18:55
GEN/16/00143 - Help with identifying a TPO., ,05/02/2016
GEN/16/00160 - Storm damaged Monterey Cypress tree., ,08/02/2016
APP/16/00167 - Remove conservatory and bay windows, internal and external alterations and raised terrace., PERM,13/04/2016
APP/16/00936 - Variation of Condition No. 6 of Planning Permission APP/16/00167 to vary approved plans., PERM,20/12/2016
GEN/17/00059 - History search, ,18/01/2017
APP/18/00596 - Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.(29.08.18). Request to discharge conditions 2 and 3 (recd 18.12.19). Request to discharge condition 3 withdrawn (28.4.20)., PAYA,29/08/2018
GEN/18/01163 - Planning permission to build another house on the land; additional access gates and U shaped driveway; front boundary wall. Site visit requested. , INV,
GEN/19/00109 - Planning history - conditions imposed on site relating to use., ,20/02/2019
APP/19/00780 - Erection of boundary fence and gates, alteration to existing access and 1 new access/crossover from Copse Lane and native hedge , PERM,30/06/2020
APP/19/01243 - 2, 3 - Contamination report, UNK,

3 Proposal

Fell 1No. Ash. Subject to TPO 1170.

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 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: 3

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 to undertake work to a tree protected by a Tree Preservation Order relates to the proposed felling of one mature Ash tree located immediately to the rear of Deer View Lodge and within a paddock.

The tree is a large mature specimen which leans over the house. The application to fell is because branches are continually falling and there are safety concerns.

The tree does have dead wood within the canopy and some early signs of ash dieback. Whilst minor, it is not considered to be reasonable or appropriate to maintain this tree. Given its position being set back off the road, the tree has no public amenity value.

No objections to the application have been received.

8 Conclusion

The work proposed is considered to be appropriate and necessary, therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00550 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.

Reason: To control the timing of the works.

- 3 In the first planting season following the date of felling; 1 replacement tree is planted. The tree should be a minimum 1.2 metres tall at the time of planting and should comply with BS3936:Part 1:1992. It should be planted at or near the site of the existing tree. It should also be selected from the following species:

1. Quercus robur(Oak)
2. Fagus sylvatica(Beech)

or such other size, species, location or period of time as may be agreed in writing with the Council.

If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or die, or becomes in the opinion of the Council seriously damaged or defective:

- a) the Council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the Council unless the Council agrees to dispense with or vary the requirement.

Reason: To conserve and safeguard the visual amenities of the locality.