

Recommendation: **GRANT TPO CONSENT**

36 Sinah Lane, Hayling Island, PO11 0HH

08/73349/000 - Tree work, UNK,
GEN/19/00327 - Proposed single storey dwelling in grounds of 36 Sinah Lane., INV,

Reduce all northern sectors of 1No. Pine (T3) by 1.5 - 2m to shape, remove 2No. large lower limbs situated in western canopy 3-4m from ground level, remove small lower branch situated in north east sector (over garage roof); Crown lift 1No. Cedar (T6) to 5.5m, reduce large limb situated in north east sector by half its length to good growth point. Subject to TPO 0807.

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.

Councillor I Scott Hayling West

Councillor Joanne Thomas

Councillor M Wilson - Hayling West Ward

Langstone Harbour Board

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: 2

Comment	Officer Comment
This proposed work seems excessive to me. Both trees are very mature, they are visible from the sea and are part of the visible tree cover that give this area its green coverage. The trees are a vital part of the habitat for bats and owls that are frequently seen in the area. TPOs should seek to maintain habitat to sustain wildlife and biodiversity.	The comments are noted with thanks. The Arboricultural Officer agrees that the Pine does not require a reduction in height therefore with the applicant's agreement this has been withdrawn by the application. The remainder of the work is considered to be appropriate and proportionate and will not affect the health or amenity value of the tree.
The occupants of no36 felled a very mature tree in the last couple of years that was also adjacent to the garage, I am concerned this work will set a precedent for further removal/reduction of TPO protected trees in the garden and the wider area. A neighbouring house recently removed the majority of its TPO trees, including a 300 yr old	The work proposed on the Cedar is also considered to be appropriate and will not harm the health or amenity value of the tree.

tree. These trees cannot be easily replaced both in environmental and visual terms. This house is currently for sale and I am concerned that the area where both these trees are situated is being considered for its infill development potential and therefore the trees may be at risk in the future. To Crown lift the Cedar to 5.5m seems excessive, perhaps the crown lift could be limited to 2.8m to reduce the public amenity impact. The work to the Pine also seems extreme, garage maintenance does not impact on the height of the tree. If this work makes either of the trees vulnerable to future extreme weather events or a decline in health permission may be sought to remove them. The council should be doing its utmost to protect and preserve mature trees on Hayling.	
The Cedar tree is at present posing a danger. I have witnessed a limb of this tree break away from the main trunk after heavy rain and fall to the ground. It was approx 6 metres in length and too heavy to be lifted. It would probably have caused a fatality should someone have been in the way. The health and safety risk it is posing should not be under-estimated as serious injury could occur. There is another limb of the tree splitting away from the main trunk. The Cedar has suffered due to the close proximity of a neighbouring Oak tree, resulting in somewhat lopsided growth. The aim of the requested work is to preserve the tree as well as making it safe.	Applicant comments - exempt.

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 trees protected by a Tree Preservation Order relates to the proposed pruning of one mature Pine and one mature Cedar in the front garden of the property known as 36 Sinah Lane.

The applicant wishes to prune the Pine to keep the tree at a sensible size and the cedar to enable garden maintenance below the canopy.

As far as it was reasonable to see the trees appeared to have good vigour and vitality for their age and species and are considered to offer public amenity value.

The branches of the Pine are now in contact with the garage roof, therefore the work proposed is considered to appropriate to reduce the encroachment. The Cedar has low branches making access beneath the canopy difficult, particularly in wet weather. It is considered to be reasonable to allow for a crown lift as it will not be detrimental to the health or amenity value of the tree.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00527

(A)

(B) for the following reasons/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 24/07/2020.

Reason: To control the timing of the works