
Site Address:	Limewood, St Marys Road, Hayling Island		
Proposal:	Raise crown of 2 No. Lime (T1 and T2) to 5 metres, subject to TPO 1805.		
Application No:	APP/19/00578	Expiry Date:	25/07/2019
Applicant:	Mrs J Prior McCarthy & Stone		
Agent:	Mr D Farrington	Case Officer:	Maria Stewart
	Sycamore Tree Surgeons		
Ward:	Hayling West		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Limewood, St Marys Road, Hayling Island

2 Planning History

03/57840/000 - Application to reduce by 30% 2 Lime trees (T1 & T2) and to crown raise 1 Oak tree (T3) subject to TPO 1805., PERM,24/03/2003
07/72624/000 - Tree Works., UNK,
09/57840/001 - Crown reduce by 20% a Lime tree (T1), crown reduce by 20% a Lime tree (T2), and crown clean an Oak tree (T3), all subject to TPO 1805., PERM,27/03/2009
GEN/12/00086 - Query relating to policies and S106., INV,28/02/2012
GEN/12/00491 - Proposed redevelopment of site., ,30/05/2012 16:19:02
APP/13/01191 - Change of use for part of existing car park to combined parking use in connection with public house and local business. , PERM,22/01/2014
GEN/16/00499 - Proposed erection of retirement apartments., ,27/05/2016 17:56:35
APP/16/00568 - Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road. (Approved 21.12.16). Request to Discharge Condition No.s 2,5,7,and 10 (05.01.17). Request to Discharge Condition No.s 6, 8 and 20 (20.01.17).Request to Discharge Condition No's 3,8,9,and 14 (14.02.17). Request to Discharge Condition No.13 (3.4.17). Request to Discharge Condition 10 (19.07.17). Request to Discharge Condition No. 11,12 and 13 (WITHDRAWN 11.6.18). Request to Discharge Condition 4 (27.06.2018)., PERM,21/12/2016
APP/17/00031 - Condition no.2 - ACS Report 'Site Investigation & Contamination Appraisal Report' Condition no.5 - Calcinotta Drawings SO-2267-04-DE.001P2, 050P1, 051P1, 052P1, 053P2, 080P1 Condition no.7 - New Leaf Drawing SO-2267-05-LA-MCS551/Drg05 Condition no.11 - HGP Material Schedule 22nd December 2016, UNK,
APP/17/00104 - Display non-illuminated hoarding signs to east and part of west and south boundaries. 2No. non-illuminated signages and 2 flags above hoarding on east boundary (Elm Grove frontage) . (As Amended by plans received 19/04/2017)., PERM,27/04/2017
APP/17/00173 - Condition no. 3 - Drawing M1565 Layout Plans & Elevations - (modified to show demolition for asbestos removal), and Plan of Work for Licensed Asbestos Removal - Hayling Billy public House Condition no.8 - Letter from HGP Architects to Havant Borough Council - 13.01.17 Condition no.9 - Letter from 24Acoustics dated 07.06.16 Condition no.14 - Letter from HGP Architects to Havant Borough Council - 13.01.17, UNK,

APP/17/00360 - Letter from Calcinotto 31.03.17 Foundation drawings
SO-2267-05-SE-001A,101B,102B,103A & 701B, UNK,05/04/2017
GEN/17/01262 - Operating hours for site, ,23/10/2017
APP/18/00132 - Application for non-material amendment of Planning Permission
APP/16/00568 relating to the following matters:

Change to style of glazing of the larger windows from a large single top hung window to 2no. opening side lights;
Removal of a small number of windows and replacement by 'tax window' features;
Door design changes;
Addition of opening fire vents to roof (open in event of fire only);
Addition of opening fire vents to stairs (open in event of fire only);
Reduced balcony sizes for a small number of units;
Lighting to doors and balconies
Other minor detail changes.

Extension of Time Agreed until 23rd April 2018 DE, PERM,20/07/2018

APP/18/00487 - Application for non-material change to Planning Permission

APP/16/00568 relating to amendment to Arboricultural Method Statement.

PERM,09/07/2018

APP/18/00538 - The purpose of this method statement is to demonstrate how works will be undertaken at 117 Elm Grove, Hayling Island, to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees that are to be retained., UNK,

APP/18/00571 - Cut back branches extending North, (overhanging flat 7 Claremont Court), 1No.Oak tree by 4m to height of 10m above ground level, subject to TPO1805., PERM,19/07/2018

APP/18/00577 - Dropped kerb to rear of site accessing Elm Grove., UNK,

GEN/18/00593 - Proposed dropped kerb access to Elm Grove, ,03/07/2018 10:29:20

APP/18/01004 - 1No English Oak (1 on Tree Maintenance Plan) - Remove deadwood in excess of 25mm in diameter and cut back to maintain minimum 3 metres clearance from buildings. 2No Lime (2 and 3 on Tree Maintenance Plan) - Crown lift to 4 metres above ground level. Remove deadwood in excess of 25mm in diameter. All trees subject to TPO 1805., REF,05/12/2018

3 Proposal

Raise crown of 2 No. Lime (T1 and T2) to 5 metres, subject to TPO 1805.

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 Clare Satchwell - Hayling East

Councillor I Scott Hayling West

Councillor Joanne Thomas

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: 51

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Our balcony overlooks these trees. Apart from being beautiful trees, they provide excellent noise barrier from the busy Elm Grove. They are why the building was called "Limewood" and were carefully saved, at great expense, during construction.	The comments are noted. The pruning proposed is considered to be appropriate for these trees to allow for normal garden maintenance and it will not affect the health or amenity value of the trees.

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 trees protected by a Tree Preservation Order relates to the proposed pruning of two Lime trees situated in the garden area of Limewood.

The applicant wishes to carry out the pruning to alleviate encroachment of branches onto the sign and the house.

The trees are mature specimens which are exhibiting normal vigour and vitality for

their age and species. There is currently reasonable distance between the dwelling and trees although the canopy is obstructing the footpath and will make lawn maintenance difficult.

Crown lifting the trees will clear the lower area and will not impact the health of amenity value of the trees.

No objections to the application have been received.

8 Conclusion

The work proposed is considered to be appropriate and proportionate and will not harm the health of the trees therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00578 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 25/07/2020.
Reason: To control the timing of the works