
Site Address: Hayling Billy PH, 117 Elm Grove, Hayling Island, PO11 9ED
Proposal: 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.
Application No: APP/18/00571 Expiry Date: 09/08/2018
Applicant: Mr G Witham
Agent: Mrs S Osborne Case Officer: Maria Stewart
 Keen Consultants
Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Hayling Billy PH, 117 Elm Grove, Hayling Island, PO11 9ED

2 Planning History

APP/12/01294 - Change of use of ground floor from shop (A1 retail) to 1No. 1 bed flat., PERM,08/02/2013

APP/13/00511 - Non material change, UNK,

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 (22.05.18). Request to Discharge Condition 4 (27.06.2018)., PERM,21/12/2016

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

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

3 Proposal

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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

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

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 carry out work to a tree protected by a Tree Preservation Order relates to the proposed pruning of one mature Oak tree located in the front communal

area of a new development and adjacent to the property known as 127 Elm Grove.

The tree is in very close proximity to the dwelling and significantly overhangs. The relationship between the tree and property is currently unreasonable and the proposed pruning will alleviate this while maintaining the tree.

No objections to the application have been received.

8 Conclusion

Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/18/00571

(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 09/08/2019.
Reason: To control the timing of the works